

Preston J. Dugas III
Dugas & Circelli, PLLC
1707 River Run, Suite 703
Fort Worth, Texas 76107

Tuesday, November 6, 2023

Property Owner: George Collins and Alrika Collins
Date of Loss: 01/11/2021
Claim No.: 3615K535N

As requested by Dugas & Circelli, PLLC, Bovini Consultants was retained to ascertain the reasonable and necessary costs to repair the damage to the Property at 1312 West 60th Street North Muskogee, Oklahoma 74403 that was damaged by a fire event. It is my understanding that George Collins and Alrika Collins has hired an Engineer by the name of Chad Williams with Valor Forensic Engineering Services who has opined on the cause of the damage and provided a general scope of the fire damage as recorded in his report dated May 11, 2021 and supplemental report. In addition, a safety review plan was produced by 1 Life Safety based on the necessary labor and materials to repair and replace the fire damaged property and details the reasonable and necessary costs to properly and safely implement the safety plan.

All opinions and conclusions rendered in this report have been formulated within a reasonable degree of professional certainty based upon the result of a detailed inspection of the Property, a review of the materials listed in my report, my training, skill, experience and specialized knowledge as an independent adjuster and public adjuster, and a review of the scope of work outlined in Valor Forensic Engineering Services' report and 1 Life Safety's report. Based on this, I have prepared and attached an estimate at Exhibit B, of the reasonable and necessary costs to repair and/or replace Property considered to be damaged by the January 11, 2021 fire as outlined in Valor Forensic Engineering Services' reports and the reasonable and necessary costs for the implementation of safety protocols as described in 1 Life Safety's report. Any change in the scope of work of these two reports should be incorporated in the estimate at Exhibit B to ensure that the most accurate scope of work is utilized.

I do not have any association or interest in any firm or individual privy to this lawsuit and all findings are independent and based upon the facts and data obtained to date. My findings and conclusions as set forth herein have been based on my site inspection, review of materials listed in my report, and my industry experience, knowledge, skill, and training as a licensed public adjuster and also as an independent adjuster for the past 16 years.

Qualifications

I have been a licensed Public Insurance Adjuster since 2016. To become a Public Insurance Adjuster, I had to successfully pass a complicated state licensing exam. I have also been an independent insurance adjuster for approximately 16 years and handled many commercial and residential insurance claims like the insurance claim that is the subject of this report.

Through these experiences I have adjusted hundreds of hail, wind, water damage, and fire damage claims during my career including commercial and residential claims similar to the one at issue and created thousands of estimates for the reasonable cost to repair and replace damage to Property and for reasonable and necessary safety protocols. Further, I am a certified level 1, 2 and 3 user for Xactimate which is industry standard software used to create estimates for the cost to repair and replace property damage. I am required by the Texas Insurance Code, Title 13, Chapter 4102, § 4102.109 to complete at least twenty-four hours of continuing education every

two years, along with ethics requirements, and I remain in good standing regarding my CE credits. My current curriculum vitae is attached here as Exhibit A and sets forth in detail my industry experience and formal education. I have been paid or will be paid \$1500.00 for my evaluation, scope, and reporting. For additional work related to this loss I expect to be paid my hourly rate of \$250.00 per hour plus any expenses. If my testimony is necessary in this matter, I will charge a reasonable rate per hour.

Materials Reviewed

Attached is a list of cases in which I have testified or given depositions as an expert in the previous four years. I have reviewed the following materials in forming my opinion:

1. Valor Forensic Engineering Services Reports
2. 1 Life Safety's Safety Review Plan
3. The Mold Consultant LLC's Report
4. State Farm's Estimate dated February 17, 2021
5. Matterport Digital Model and Images
6. Wagoneer County Assessor
7. Porter Volunteer Fire Department Report of Alarm
8. Photographs of the Property

Exhibit B attached to this report is a true and correct copy of my estimate for the reasonable and necessary costs to repair and/or replace the property that is considered damaged (herein referred to as "Estimate"). My Estimate includes detailed line-items of property that is damaged and required labor because of the damage using the Xactimate software program with an updated price database that reflects pricing as of November 2023. Xactimate is the industry standard estimating software. This software is accepted and incorporated by the largest insurance companies in this industry including the Defendant in this lawsuit and uses a price database that is updated monthly by zip code to ensure the accuracy of pricing.

My Estimate attached hereto includes depreciation for each item and reflects the Actual Cash Value ("ACV"). ACV is the Replacement Cost Value ("RCV") minus depreciation. Depreciation is often calculated by using the age of the item, divided by the life expectancy to arrive at a percentage. The percentage is then multiplied by the RCV to derive the ACV.

Xactimate uses the Life Expectancy of Housing Components report obtained from the National Association of Home Builders (NAHB), a widely accepted, comprehensive resource on the life expectancy of housing components as the basis for the life expectancy portion of the calculation. Based upon my review of the Wagoner County Assessor the two-story Brick, veneer, and stone structure was built circa 2016. The exact age of each roof is approximately five years of age.

Background

The subject structures are two-story, concrete slab, brick and stone exteriors with siding on the upper levels, which according to information obtained from the Wagoner County Assessor's website, were built circa 2016. The exterior is of brick veneer, stone veneer, and fiber cement siding construction. The roof system covering is constructed of laminated composition shingles. The age of the roofing is approximately five years as of the date of loss on January 11, 2021.

The physical evidence observed and measured at the Property indicated that the damage was more likely than not caused by the January 11, 2021 fire which resulted in the following extensive

fire damage to the Property. This is supported by the fire report attached to Valor Forensic Engineering Services' May 11, 2021 report at Section 4, attachment B in addition to other documents described below.

Findings based on Documents and Experience

Based on the aggregate and totality of information obtained from the Valor Forensic Engineer Services report, and Matterport Digital Photos, it is the opinion of Chad Williams with Valor Forensic Engineer Services that the January 11, 2021 fire caused the damages referenced herein to the subject structure located at 1312 West 60th Street North, Muskogee, Oklahoma 74403 necessitating corrective action. He found that the fire to the dwelling resulted in, but was not limited to the following damages:

1. The conceptual scope of repairs for the subject residence as a result of the fire reported on January 11, 2021, includes:

- a. Removal and reconstruction of the laminate-style asphalt-composition shingle roof surfaces in their entirety. It will also be necessary to remove and replace the reflective OSB roof sheathing.
- b. Removal and reconstruction of the wood framing for the second-floor gable along the west side of the dwelling. This reconstruction will require the removal and replacement of the sheathing, window/vent, and the painted fiber cement siding.
- c. Removal and reconstruction of the kitchen cabinets due to the fire damage at the refrigerator cabinets. If matching cabinets are not available, it may be necessary to replace the kitchen cabinets in their entirety.
- d. Removal and reconstruction of the roof and second-floor framing above the west (lower) roof section. The ceiling/floor 'engineered' I-beams above the garage should be completely removed and replaced. This reconstruction will necessarily require the replacement of the soffits, soffit framing, fascia, and gutters. It is recommended to remove and replace the interior finishes along the west side of the dwelling due to the removal and reconstruction of the roof and roof framing.
- e. Removal and reconstruction of the vinyl window at the southwest corner of the garage and near the middle of the second-floor south elevation. The removal and replacement of the southwest window will disturb the adjoining brick if a flanged window is maintained.

2. The necessary removal of the soot along the south and west brick veneer sections, the necessary removal and replacement of the west window of the south garage, and the necessary removal and replacement of the soffits, soffit framing, and fascia each have the potential to expose or cause damage to the brick veneer. As such, it will be necessary to ensure that sufficient compatible and visually consistent replacement brick is available. If compatible and visually consistent replacement brick is not available to complete any necessary repairs, the complete removal and replacement of the brick veneer should be considered.

3. As smoke was observed to have entered into the south elevation plenum, it is recommended to remove the wallboard enclosure for the south plenum of the dining room and the office in order to allow for the full assessment of the ductwork, for the assessment of the framing and for any necessary clearing/remediation.

4. At the time of the site evaluation, burned/charred sections of the wallboard wall and ceiling surfaces remained in place along the west side of the dwelling. During the demolition process, it

is possible that additional fire damage will be identified to the wall top plates and/or sheathing. Should additional fire damage be noted, it will be necessary to expand the scope of repairs.

5. It was also noted that the exposed sections of the electrical wiring at the northwest corner of the garage had burned/deformed plastic insulation. The electrical system should be assessed to confirm the scope of necessary repairs.

6. It is recommended to consult with a property credentialed industrial hygienist to determine the scope of repairs/cleaning necessary to restore the east side of the dwelling and/or other portions of the dwelling not otherwise reconstructed

7. Given the necessary and extensive scope of the repair, it is recommended to conduct an economic analysis to determine the feasibility of completing necessary repairs relative to demolition and reconstruction.

Based on the scope of work outlined above and in Valor Forensic Engineering Services' May 11, 2021 report, and 1 Life Safety's report, and additional documents mentioned above, I have created an estimate for the reasonable necessary cost of repairs for the fire damage to the property and building materials affected by fire, and the implementation of reasonable safety protocols as necessary. This estimate is attached to this report at Exhibit B.

Additionally, I recommend that all work associated with this loss be performed by suitably licensed contractors per current CODE while implementing, where applicable, requirements mandated by the authority having jurisdiction, manufacturer's installation procedures, etc.

Conclusion

Based on my experience, knowledge, training, and skill as a licensed independent adjuster, public adjuster, contractor, review of the Valor Forensic Engineering Services report, the Safety Review Plan by 1 Life Safety for OSHA protocol and other reasonable and necessary safety measures, and Matterport Digital Photographs review of the property, the reasonable and necessary costs to repair and/or replace the property at 1312 West 60th Street North, Muskogee, OK 74403 that was damaged from the January 11, 2021 fire event is:

1. RCV: Coverage A \$515,249.55
2. ACV: Coverage A \$502,251.84

These values are reflected in Exhibit B along with each item considered damaged, labor considered to be necessary to complete the work, along with reference to 1 Life Safety's Safety Review Plan and the estimated cost to implement that plan.

All opinions herein are true and accurate based on my education, training, experience as an appraiser, licensed insurance adjuster, licensed public adjuster, evidence of fire damage found at the Property, documents that I have been provided to review, and facts as they were provided to me from the Plaintiff. All opinions and information contained herein may be subject to change based on new information provided. I reserve all rights to create an addendum based on new facts, if any provided by either party.

/s/Duane Smith
Duane Smith

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COLLINS_GEORGE_ALRIK**Main****General**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00	(0.00)	0.00
2. Temporary toilet (per month)	6.00 MO	151.00	0.00	181.20	1,087.20	(0.00)	1,087.20
3. Temporary power - hookup	3.00 EA	282.55	0.00	169.54	1,017.19	(0.00)	1,017.19
4. Final cleaning - construction - Residential	4,116.00 SF	0.27	0.00	222.26	1,333.58	(0.00)	1,333.58
Totals: General			0.00	573.00	3,437.97	0.00	3,437.97
Total: Main			0.00	573.00	3,437.97	0.00	3,437.97

Dwelling**Safety/OSHA**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
5. Life 1 Safety - Protocol- Per Kevin Dandridge Report and Pricing*	1.00 EA	166,236.00	0.00	0.00	166,236.00	(0.00)	166,236.00
Life 1 Safety - Protocol- Per Kevin Dandridge Report and Pricing							
Totals: Safety/OSHA			0.00	0.00	166,236.00	0.00	166,236.00

Demo

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
6. Dumpster load - Approx. 40 yards, 7-8 tons of debris	6.00 EA	574.34	0.00	689.20	4,135.24	(0.00)	4,135.24
> Dumpster warranted for the removal of debris (except roofing).							
7. Demolish/remove - bedroom/room (over 200 sf)	1,753.00 SF	3.57	0.00	1,251.64	7,509.85	(0.00)	7,509.85
8. Demolish/remove - bathroom (up to 50 sf)	25.00 SF	11.70	0.00	58.50	351.00	(0.00)	351.00
9. Demolish/remove - kitchen/laundry	37.00 SF	8.63	0.00	63.86	383.17	(0.00)	383.17
10. General Demolition - per hour (All except Roofing, Framing and Above Lines)	120.00 HR	38.85	0.00	932.40	5,594.40	(0.00)	5,594.40
* > 3 people x 8 hours x 5 days							

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CONTINUED - Demo

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Demo			0.00	2,995.60	17,973.66	0.00	17,973.66

Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
11. Remove Laminated - comp. shingle rfg. - w/ felt	45.83 SQ	54.66	0.00	501.02	3,006.09	(0.00)	3,006.09
Includes: Dump fees, hauling, disposal, and labor to remove composition shingles and felt.							
12. R&R Sheathing - radiant barrier - 1/2" - OSB	4,583.00 SF	2.69	500.69	2,565.80	15,394.76	(362.82)	15,031.94
Includes: Radiant barrier sheathing, nails or staples, and installation labor. Labor cost to remove radiant barrier sheathing and to discard in a job-site waste receptacle.							
Quality: 1/2" oriented strand board (OSB) radiant barrier sheathing.							
13. R&R Add charge for sheathing steep roof - 7/12 - 9/12 slope	2,516.00 SF	0.24	23.15	125.40	752.39	(6.71)	745.68
Includes: Additional charge for lost labor productivity on a steep roof (7/12 to 9/12 slope) due to working with roof jacks, additional toe board installation, and additional safety precautions. Additional labor charge for removing sheathing from a steep roof (7/12 to 9/12 slope) due to working with roof jacks, additional toe board installation, and additional safety precautions.							
14. R&R Add charge for sheathing steep roof - 10/12 - 12/12 slope	1,621.00 SF	0.30	14.91	100.24	601.45	(4.32)	597.13
Includes: Additional charge for lost labor productivity on a steep roof (10/12 to 12/12 slope) due to working with roof jacks, additional toe board installation, and additional safety precautions. Additional labor charge for removing sheathing from a steep roof (10/12 to 12/12 slope) due to working with roof jacks, additional toe board installation, and additional safety precautions.							
15. Asphalt starter - universal starter course	316.00 LF	1.65	18.90	108.06	648.36	(41.08)	607.28
Includes: Starter shingles, roofing nails, and installation labor.							
Quality: Pre-cut universal asphalt starter.							
16. Laminated - comp. shingle rfg. - w/ felt	52.00 SQ	250.74	781.83	2,764.06	16,584.37	(1,133.08)	15,451.29
Includes: Laminated composition shingles, 15 pound roofing felt, roofing nails, and installation labor.							
17. Remove Additional charge for steep roof - 7/12 to 9/12 slope	25.16 SQ	14.15	0.00	71.20	427.21	(0.00)	427.21
Includes: Additional charge for lost labor productivity on a steep roof (7/12 to 9/12 slope), due to working with roof jacks, additional toe board installation, and additional safety precautions.							
18. Additional charge for steep roof - 7/12 to 9/12 slope	29.00 SQ	36.53	0.00	211.88	1,271.25	(0.00)	1,271.25
Includes: Additional charge for lost labor productivity on a steep roof (7/12 to 9/12 slope), due to working with roof jacks, additional toe board installation, and additional safety precautions.							
19. Remove Additional charge for steep roof - 10/12 - 12/12 slope	16.21 SQ	22.23	0.00	72.08	432.43	(0.00)	432.43
Includes: Additional charge for lost labor productivity on a steep roof (10/12 to 12/12 slope), due to working with roof jacks, additional toe board installation, and additional safety precautions.							

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CONTINUED - Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
20. Additional charge for steep roof - 10/12 - 12/12 slope Includes: Additional charge for lost labor productivity on a steep roof (10/12 to 12/12 slope), due to working with roof jacks, additional toe board installation, and additional safety precautions.	16.33 SQ	57.42	0.00	187.54	1,125.21	(0.00)	1,125.21
21. Remove Additional charge for high roof (2 stories or greater) Includes: Additional labor charge for shingle removal on a high roof (2 stories or greater), due to accessibility, and extra safety precautions.	15.77 SQ	5.35	0.00	16.88	101.25	(0.00)	101.25
22. Additional charge for high roof (2 stories or greater) Includes: Additional labor charge for lost productivity on a high roof (2 stories or greater), due to accessibility, and extra safety precautions.	16.00 SQ	16.13	0.00	51.62	309.70	(0.00)	309.70
23. Ridge cap - composition shingles* Includes: Shingles, roofing nails, and installation labor. Quality: This item uses the assumption of 25 year 3 tab shingles being cut for ridge cap. For average weight composition shingles.	155.00 LF	3.84	23.89	123.82	742.91	(41.54)	701.37
24. Gable cornice return - laminated Includes: Laminated composition shingles, 15 pound roofing felt, starter strip, roofing cement, roofing nails, and installation labor.	2.00 EA	65.80	1.78	26.68	160.06	(2.57)	157.49
25. Gable cornice strip - laminated Includes: Laminated composition shingles, 15 pound roofing felt, starter strip, roofing cement, roofing nails, and installation labor.	63.00 LF	11.46	30.36	150.48	902.82	(44.00)	858.82
26. Gable cornice strip - laminated - 2 stories or greater Includes: Laminated composition shingles, 15 pound roofing felt, starter strip, roofing cement, roofing nails, and installation labor.	58.00 LF	13.27	27.95	159.54	957.15	(40.50)	916.65
27. Ice & water barrier Includes: Ice and water barrier and installation labor. Quality: Peel and stick with modified bitumen base. Note: Common applications for ice and water barrier include along eaves, rakes; around chimneys, pipe jacks, roof vents, skylights/roof windows; valley lining; etc. The main material component for this item includes an assumed waste factor of 5%.	456.00 SF	1.46	27.79	138.72	832.27	(40.28)	791.99
28. Flashing - pipe jack Includes: Galvanized metal or plastic roof jack, roofing cement, and installation labor. Quality: Fits 3/4" to 4" vent pipe.	2.00 EA	43.65	4.04	18.26	109.60	(5.02)	104.58
29. Continuous ridge vent - shingle-over style Includes: Continuous ridge vent and installation labor. Excludes: Shingles for ridge cap, (see RFG RIDGC). Quality: Rigid plastic w/ a 1 1/2" high honeycombed vent running along either side. Comes in 4' long rigid panels or 20' long rolls. Designed to be hidden by composition ridge shingles.	113.00 LF	8.74	57.05	208.94	1,253.61	(70.87)	1,182.74
30. Prime & paint roof jack Includes: Primer, paint, thinner, and labor. Quality: Oil based or water-oil hybrid paint and sealer.	2.00 EA	32.83	1.56	13.46	80.68	(4.52)	76.16
31. Flashing, 14" wide Includes: Flashing, roofing cement, and installation labor. Quality: 14" wide galvanized steel.	168.00 LF	4.12	39.22	146.28	877.66	(48.72)	828.94
32. R&R Chimney flashing - large (32" x 60")	1.00 EA	501.11	16.77	103.58	621.46	(20.83)	600.63

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CONTINUED - Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: All sheet metal flashing (base flashing, step flashing, counterflashing), ice and water barrier, nails, roofing cement, and installation labor. Labor cost to remove large chimney flashing and to discard in a job-site waste receptacle. Quality: Pre-bent painted aluminum or metal flashing in 3 basic colors.							
33. Step flashing	82.00 LF	8.57	18.58	144.26	865.58	(23.08)	842.50
Includes: Galvanized flashing, roofing nails, roofing cement, and installation labor. Quality: Pre-bent 4" x 4" x 8" galvanized metal.							
34. Drip edge	560.00 LF	2.47	74.70	291.58	1,749.48	(92.80)	1,656.68
Includes: Painted aluminum drip edge, roofing nails, and labor. Quality: Standard size, factory painted drip edge, standard colors.							
35. Television antenna	1.00 EA	161.78	10.37	34.44	206.59	(25.04)	181.55
Includes: Television antenna, coaxial cable, and installation labor. Quality: UHF/VHF, up to 100' of cable, 100" boom with up to 30 elements.							
Totals: Roof			1,673.54	8,335.82	50,014.34	2,007.78	48,006.56

Framing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
36. R&R Stud wall - 2" x 6" - 16" oc	439.00 SF	3.85	71.69	352.38	2,114.22	(20.78)	2,093.44
Includes: Lumber for window and door openings, headers, a single bottom and double top plate, nails, and installation labor. Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. Excludes: Diagonal shear bracing. Quality: S-P-F #2 and better lumber. Bearing or non-bearing wall with studs 16" on center.							
37. R&R Labor to frame 2" x 6" load bearing wall - 16" oc	439.00 SF	2.46	1.51	216.30	1,297.75	(0.44)	1,297.31
Includes: Nails and installation labor to frame a load bearing 2" x 6" stud wall with studs at 16" on center. Labor cost to remove stud wall lumber and to discard in a job-site waste receptacle. Excludes: Diagonal shear bracing.							
38. R&R Joist - floor or ceiling - 2x12 - w/blocking - 12" oc (Note: Measured 2x14 x12"o.c.)*	816.00 SF	6.27	174.54	1,058.16	6,349.02	(50.59)	6,298.43
Includes: 2" x 12" lumber for joists, rim joists, and solid blocking, nails, hanger brackets, and installation labor. Labor cost to remove joist material and to discard in a job-site waste receptacle. Quality: S-P-F #2 and better lumber. Joists are placed 12" on center.							
39. R&R Rafters - 2x8 - 24" OC (3-5/12 Gable, per SF of floor)	1,144.00 SF	3.63	126.30	855.80	5,134.82	(36.61)	5,098.21
Includes: 2" x 8" lumber, fasteners, nails, blocking, ridge board, 2" x 8" sub-fascia, and installation labor. Labor cost to remove a stick frame roof and to discard in a job-site waste receptacle. Quality: S-P-F #2 and better lumber placed 24" on center.							
40. R&R Add-on lab & mat - 2x8 - 9/12 to 12/12 slope - 24" OC	1,144.00 SF	1.86	27.63	431.10	2,586.57	(8.01)	2,578.56

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CONTINUED - Framing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: Additional labor and material cost to install 2" x 8" rafters in a roof structure with a slope greater than 9/12 and up to 12/12. Additional labor costs to remove rafters with a slope greater than 9/12 and up to 12/12 and to discard in a job-site waste receptacle.							
41. R&R Hip or roof intersection 12/12 slope (hip/valley length)	66.00 LF	92.70	170.32	1,257.70	7,546.22	(49.37)	7,496.85
Includes: 1 3/4" x 11 7/8" micro-lam beam, 2" x 10" jack rafters, blocking over bearing wall, nails, and installation labor. Labor cost to remove a hip or valley rafter and to discard in a job-site waste receptacle.							
42. Two ladders with jacks and plank (per day)	14.00 DA	122.33	0.00	342.52	2,055.14	(0.00)	2,055.14
Includes: Equipment cost for two aluminum extension ladders with two jacks and one plank.							
43. Trim board - 1" x 4" - installed (pine)	25.50 LF	3.75	5.89	20.30	121.82	(0.00)	121.82
44. Sheathing - plywood - 1/2" CDX	32.00 SF	1.87	3.90	12.74	76.48	(0.00)	76.48
Totals: Framing			581.78	4,547.00	27,282.04	165.80	27,116.24

Siding

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
45. House wrap (air/moisture barrier) *	482.00 SF	0.34	10.53	34.88	209.29	(3.05)	206.24
Includes: Exterior house wrap, fasteners, tape, and installation labor.							
46. Fiber cement lap siding - 12"	482.00 SF	4.52	124.72	460.66	2,764.02	(36.15)	2,727.87
Includes: Fiber cement lap siding, caulk, siding nails, joint flashing, and installation labor. Excludes: Corner and trim boards (see SDG 1X*FC items). Quality: Standard cement board siding, 12" wide boards. Standard exposure is 10 3/4" factory primed.							
47. Two ladders with jacks and plank (per day)	1.00 DA	122.33	0.00	24.46	146.79	(0.00)	146.79
Includes: Equipment cost for two aluminum extension ladders with two jacks and one plank.							
Totals: Siding			135.25	520.00	3,120.10	39.20	3,080.90

Masonry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
48. Brick veneer *	172.00 SF	16.28	109.19	581.88	3,491.23	(31.65)	3,459.58
Includes: Brick, mortar mix, sand, brick ties, and labor to install. Quality: Average grade brick (7 per square foot). Metal brick ties 16" on center. Clay brick made from local clays in natural earth tone colors.							
49. Stone veneer - Natural stone*	180.00 SF	32.91	304.08	1,245.58	7,473.46	(88.14)	7,385.32
Includes: Natural stone veneer, mortar mix, roofing felt, wire mesh, metal wall ties or wire, and installation labor. Quality: Natural to rough finishes. Materials native to geographic area.							

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CONTINUED - Masonry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
50. Detach & Reset Brick veneer	144.00 SF	57.03	5.13	1,643.48	9,860.93	(0.00)	9,860.93
Includes: Mortar mix and labor. Note: Labor to detach brick veneer, remove existing mortar, clean as necessary, and relay the same brick. Costs may vary depending on the type of brick material (e.g., air/core brick, solid brick, etc.). Estimators are encouraged to review the cost assumptions of the item against their specific scenario and make any adjustments if needed. Generally, a contractor will have and use standard scaffolding sections, ladders, jacks, and plank scaffolding as part of their normal equipment toolset, and as such, the labor yield assumption addresses the average time necessary for normal one or two story applications, including the set up and use of this equipment as needed, where the ladder scaffold platform does not exceed 20'. If additional labor is required, use item MAS LAB.							
51. Detach & Reset Brick veneer	64.00 SF	57.03	2.28	730.44	4,382.64	(0.00)	4,382.64
Includes: Mortar mix and labor. Note: Labor to detach brick veneer, remove existing mortar, clean as necessary, and relay the same brick. Costs may vary depending on the type of brick material (e.g., air/core brick, solid brick, etc.). Estimators are encouraged to review the cost assumptions of the item against their specific scenario and make any adjustments if needed. Generally, a contractor will have and use standard scaffolding sections, ladders, jacks, and plank scaffolding as part of their normal equipment toolset, and as such, the labor yield assumption addresses the average time necessary for normal one or two story applications, including the set up and use of this equipment as needed, where the ladder scaffold platform does not exceed 20'. If additional labor is required, use item MAS LAB.							
52. House wrap (air/moisture barrier)	560.00 SF	0.30	12.24	36.04	216.28	(3.55)	212.73
Includes: Exterior house wrap, fasteners, tape, and installation labor.							
53. Two ladders with jacks and plank (per day)	2.00 DA	122.33	0.00	48.94	293.60	(0.00)	293.60
Includes: Equipment cost for two aluminum extension ladders with two jacks and one plank.							
Totals: Masonry			432.92	4,286.36	25,718.14	123.34	25,594.80

Soffits, Fascia & Gutters

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
54. Soffit & fascia - wood - 1' overhang	560.00 LF	10.87	367.72	1,290.98	7,745.90	(106.59)	7,639.31
Includes: Wood soffit, fascia, finish nails, and installation labor. Excludes: Frieze board & box framing of soffit. If required, add SFGWFRM1. Quality: Soffit is 1/4" AC plywood or equal and fascia is 1" x 6" S-P-F #1 lumber. Note: Measure soffit & fascia at perimeter of fascia board. Do not subtract for overlapping corners. Generally, a contractor will have and use standard ladders, jacks, and plank scaffolding as part of their normal equipment toolset, and as such, the labor yield assumption addresses the average time necessary for normal one or two story applications, including the set up and use of this equipment as needed, where the ladder scaffold platform does not exceed 20'. If additional labor is required, use item SFG LAB. The main material component for this item includes an assumed waste factor of 10%.							
55. Soffit vent - linear	93.00 LF	7.51	49.95	149.68	898.06	(14.48)	883.58

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CONTINUED - Soffits, Fascia & Gutters

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Includes: Linear soffit vent and labor to install. Quality: 2" wide metal or plastic removable linear soffit vent, prefinished. Green: LEED considers metallic soffit vents to be green for being manufactured with a minimum of 25% recycled product. Note: Generally, a contractor will have and use standard ladders, jacks, and plank scaffolding as part of their normal equipment toolset, and as such, the labor yield assumption addresses the average time necessary for normal one or two story applications, including the set up and use of this equipment as needed, where the ladder scaffold platform does not exceed 20'. If additional labor is required, use item SFG LAB. The main material component for this item includes an assumed waste factor of 10%.							
56. Soffit - wood (South Porch)*	156.00 SF	6.41	48.98	209.80	1,258.74	(14.20)	1,244.54
Includes: Wood soffit, soffit vent, finish nails, and installation labor. Quality: 1/4" AC plywood or equal. Note: Generally, a contractor will have and use standard ladders, jacks, and plank scaffolding as part of their normal equipment toolset, and as such, the labor yield assumption addresses the average time necessary for normal one or two story applications, including the set up and use of this equipment as needed, where the ladder scaffold platform does not exceed 20'. If additional labor is required, use item SFG LAB. The main material component for this item includes an assumed waste factor of 10%.							
57. Gutter - aluminum - 6"*	128.00 LF	11.68	121.29	323.26	1,939.59	(210.94)	1,728.65
Includes: Gutter or downspout, fittings, silicone caulk, and installation labor.							
58. Downspout - aluminum - 7" to 8"*	60.00 LF	18.21	101.91	238.90	1,433.41	(177.24)	1,256.17
Includes: Gutter or downspout, fittings, silicone caulk, and installation labor.							
59. Two ladders with jacks and plank (per day)	5.00 DA	122.33	0.00	122.34	733.99	(0.00)	733.99
Includes: Equipment cost for two aluminum extension ladders with two jacks and one plank.							
Totals: Soffits, Fascia & Gutters			689.85	2,334.96	14,009.69	523.45	13,486.24

Windows

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
60. Vinyl window, single hung, 4-8 sf - Premium grade	3.00 EA	456.29	132.93	300.36	1,802.16	(192.65)	1,609.51
Includes: Vertical sliding window, screen, and installation labor. Quality: 4-8 SF single hung window with cam lock latches, double glazing, equal site lines, and exterior designer profile. The glazing unit is 3/4" to 1" wide.							
61. Add. charge for a retrofit window, 3-11 sf - difficult	3.00 EA	170.91	6.12	103.76	622.61	(8.87)	613.74
Includes: Additional screws, shims, caulking, trim, insulation, and additional labor to install a window in an opening with an existing exterior finish.							
62. Vinyl window, single hung, 13-19 sf (South and West)*	7.00 EA	344.28	211.34	524.26	3,145.56	(306.30)	2,839.26
Includes: Vertical sliding window, screen, and installation labor.							
63. Add. charge for a retrofit window, 12-23 sf - difficult	7.00 EA	237.38	24.59	337.26	2,023.51	(35.64)	1,987.87
Includes: Additional screws, shims, caulking, trim, insulation, and additional labor to install a window in an opening with an existing exterior finish.							

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CONTINUED - Windows

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
64. Add on for grid (double or triple glazed windows)	40.00 SF	4.17	19.18	37.20	223.18	(27.80)	195.38
Includes: Additional cost to add grids between glass panes in double or triple glazed windows.							
65. Window blind - PVC - 1" - up to 7 SF	3.00 EA	57.42	4.69	35.40	212.35	(16.31)	196.04
Includes: Window blind and installation labor. Quality: Up to 7 SF PVC window blind, standard colors.							
66. Window blind - PVC - 1" - 14.1 to 20 SF	7.00 EA	75.54	21.61	110.08	660.47	(75.15)	585.32
Includes: Window blind and installation labor. Quality: 14.1 to 20 SF PVC window blind, standard colors.							
67. Detach & Reset Window blind - PVC - 1" - 14.1 to 20 SF	14.00 EA	37.52	0.00	105.06	630.34	(0.00)	630.34
Includes: On-site storage and labor. Excludes: Any additional materials or hardware. Note: Labor cost to detach a window blind, move to an adjacent room for storage, and reinstall at a later time.							
68. Two ladders with jacks and plank (per day)	1.00 DA	122.33	0.00	24.46	146.79	(0.00)	146.79
Includes: Equipment cost for two aluminum extension ladders with two jacks and one plank.							
Totals: Windows			420.46	1,577.84	9,466.97	662.72	8,804.25

Overhead Doors

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
69. Overhead door & hardware - 9' x 7'	2.00 EA	1,086.70	194.11	473.50	2,841.01	(241.13)	2,599.88
Includes: 9' x 7' overhead door, track, hardware, and installation labor.							
70. Overhead door & hardware - 10' x 7'	1.00 EA	1,188.19	106.78	259.00	1,553.97	(132.64)	1,421.33
Includes: 10' x 7' overhead door, track, hardware, and installation labor.							
71. Overhead (garage) door opener	3.00 EA	473.47	100.60	304.20	1,825.21	(349.92)	1,475.29
Includes: Door opener, hardware, wall-mount button, safety sensors, remote control, and installation labor.							
72. Keyless entry pad for overhead door opener	1.00 EA	63.94	5.52	13.88	83.34	(19.20)	64.14
Includes: Keyless entry pad and labor to install. Quality: Wireless keyless entry pad for an overhead door opener.							
Totals: Overhead Doors			407.01	1,050.58	6,303.53	742.89	5,560.64

Painting

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DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
73. Seal & paint siding *	482.00 SF	1.80	28.82	179.28	1,075.70	(83.55)	992.15
Includes: Latex primer, latex paint, acrylic caulk, painter's putty, sandpaper, and labor.							
74. Paint siding - 1 coat*	482.00 SF	1.19	17.74	118.26	709.58	(51.41)	658.17
Includes: Latex paint, acrylic caulk, painter's putty, sandpaper, and labor.							
75. Prime & paint exterior soffit - wood	560.00 SF	2.16	29.62	247.84	1,487.06	(85.87)	1,401.19
Includes: Exterior latex primer, latex paint, painter's putty, sandpaper, and labor.							
76. Paint exterior soffit - wood - 1 coat	560.00 SF	1.39	16.74	159.02	954.16	(48.53)	905.63
Includes: Latex paint, painter's putty, sandpaper, and labor.							
77. Prime & paint exterior fascia - wood, 4"- 6" wide	560.00 LF	1.62	11.59	183.76	1,102.55	(33.60)	1,068.95
Includes: Sealer, paint, painter's putty, acrylic caulk, sandpaper, and labor.							
78. Paint exterior fascia - 1 coat - wood, 4"- 6" wide	560.00 LF	1.07	7.73	121.38	728.31	(22.40)	705.91
Includes: Paint, painter's putty, acrylic caulk, sandpaper, and labor. Quality: 4" to 6" wide wood exterior fascia. Oil based or water-oil hybrid paint.							
79. Prime & paint exterior Porch soffit - wood (South)*	156.00 SF	2.16	8.25	69.06	414.27	(23.92)	390.35
Includes: Exterior latex primer, latex paint, painter's putty, sandpaper, and labor.							
80. Paint exterior Porch soffit - wood - 1 coat*	156.00 SF	1.39	4.66	44.30	265.80	(13.52)	252.28
Includes: Latex paint, painter's putty, sandpaper, and labor.							
81. Two ladders with jacks and plank (per day)	3.00 DA	122.33	0.00	73.40	440.39	(0.00)	440.39
Includes: Equipment cost for two aluminum extension ladders with two jacks and one plank.							
82. Seal & paint single garage door opening & trim	3.00 EA	96.42	3.33	58.52	351.11	(0.00)	351.11
83. Overhead door weather stop	69.00 LF	3.38	9.68	48.58	291.48	(0.00)	291.48
84. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	30.49	1.25	12.46	74.69	(0.00)	74.69
85. Seal & paint plywood sheathing	32.00 SF	0.87	0.85	5.74	34.43	(0.00)	34.43
86. Seal stud wall for odor control (shellac)	4,956.77 SF	1.05	199.51	1,080.82	6,484.94	(0.00)	6,484.94
Totals: Painting			339.77	2,402.42	14,414.47	362.80	14,051.67

Interior**Electrical**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
87. Rewire\wire - avg. residence - boxes & wiring	890.67 SF	3.58	68.63	651.44	3,908.67	(0.00)	3,908.67
88. Outlet	10.00 EA	14.67	2.45	29.84	178.99	(0.00)	178.99
89. Switch	4.00 EA	15.47	1.35	12.66	75.89	(0.00)	75.89
90. Smoke detector	2.00 EA	58.91	6.44	24.84	149.10	(0.00)	149.10
91. Door bell/chime	1.00 EA	133.30	4.60	27.58	165.48	(0.00)	165.48

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CONTINUED - Electrical

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Electrical			83.47	746.36	4,478.13	0.00	4,478.13

Lights

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
92. Recessed light fixture	2.00 EA	117.03	8.08	48.44	290.58	(0.00)	290.58
93. Light bulb - Compact Flrscent spot/flood (R30) - mat. only	2.00 EA	10.79	2.48	4.82	28.88	(0.00)	28.88
Totals: Lights			10.56	53.26	319.46	0.00	319.46

Plumbing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
94. Detach & Reset Water heater - 50 gallon - Electric - 9 yr	1.00 EA	557.05	0.00	111.42	668.47	(0.00)	668.47
95. Detach & Reset Water heater platform - metal	2.00 EA	41.79	0.00	16.72	100.30	(0.00)	100.30
96. Detach & Reset Toilet	1.00 EA	251.35	0.97	50.48	302.80	(0.00)	302.80
97. Detach & Reset Toilet seat	1.00 EA	39.96	0.00	8.00	47.96	(0.00)	47.96
98. Detach & Reset Sink faucet - Bathroom	1.00 EA	122.96	0.00	24.60	147.56	(0.00)	147.56
99. R&R Angle stop valve	3.00 EA	45.40	4.31	28.10	168.61	(1.87)	166.74
100. R&R Plumbing fixture supply line	3.00 EA	25.84	2.36	15.98	95.86	(5.14)	90.72
101. R&R Washing machine outlet box with valves	1.00 EA	279.94	5.00	56.98	341.92	(14.48)	327.44
102. Refrigerator/icemaker water supply box with valve	1.00 EA	151.67	7.83	31.90	191.40	(0.00)	191.40
Totals: Plumbing			20.47	344.18	2,064.88	21.49	2,043.39

HVAC

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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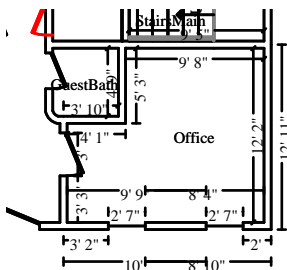
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CONTINUED - HVAC

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
103. Ductwork system - hot or cold air - 2200 to 2500 SF home	1.00 EA	7,164.20	383.18	1,509.48	9,056.86	(555.34)	8,501.52
104. Air handler - with heat element - 2 ton	1.00 EA	1,600.01	98.06	339.62	2,037.69	(0.00)	2,037.69
105. Test & Balance - HVAC system (under 20,000 sf)	3,231.00 SF	0.34	0.00	219.70	1,318.24	(0.00)	1,318.24
106. Central air cond. system - refrigerant evacuation	3.00 EA	154.62	0.00	92.78	556.64	(0.00)	556.64
107. Central air cond. system - recharge - 5lb refrigerant	3.00 EA	163.33	28.46	103.70	622.15	(0.00)	622.15
108. Furnace vent - PVC (90% efficient furnaces)	30.00 LF	8.29	8.97	51.54	309.21	(0.00)	309.21
109. Exterior cover for ventilation duct, 5" or 6"	3.00 EA	51.07	7.76	32.20	193.17	(0.00)	193.17
110. Thermostat	1.00 EA	103.00	5.93	21.78	130.71	(0.00)	130.71
111. Clothes dryer vent - installed	1.00 EA	67.45	3.77	14.26	85.48	(0.00)	85.48
Totals: HVAC			536.13	2,385.06	14,310.15	555.34	13,754.81

Cleaning

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
112. Two ladders with jacks and plank (per day)	14.00 DA	122.33	0.00	342.52	2,055.14	(0.00)	2,055.14
Totals: Cleaning			0.00	342.52	2,055.14	0.00	2,055.14

1st Floor**Office****Height: 9'**

466.50 SF Walls	145.85 SF Ceiling
612.35 SF Walls & Ceiling	145.85 SF Floor
16.21 SY Flooring	51.83 LF Floor Perimeter
51.83 LF Ceil. Perimeter	

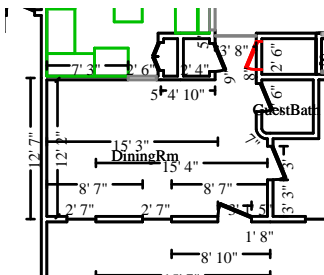
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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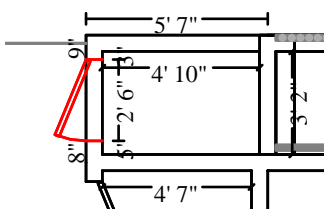
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CONTINUED - Office

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
113. Tile floor covering - High grade	145.85 SF	11.17	125.63	350.94	2,105.71	(54.62)	2,051.09
114. Detach & Reset Baseboard - 2 1/4"	51.83 LF	2.45	0.12	25.42	152.52	(0.00)	152.52
115. Detach & Reset Door knob - interior	1.00 EA	25.05	0.00	5.02	30.07	(0.00)	30.07
116. Detach & Reset Interior door - Colonist - slab only	1.00 EA	19.50	0.00	3.90	23.40	(0.00)	23.40
117. Mask the floor per square foot - plastic and tape - 4 mil	145.85 SF	0.25	1.17	7.54	45.17	(3.40)	41.77
118. Mask and prep for paint - plastic, paper, tape (per LF)	51.83 LF	1.34	1.61	14.22	85.28	(4.66)	80.62
119. Seal & paint baseboard - two coats*	51.83 LF	1.44	0.83	15.08	90.55	(2.42)	88.13
120. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44
121. Paint door opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
122. Paint window opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
123. Seal/prime then paint the walls and ceiling (2 coats)*	612.35 SF	0.93	14.08	116.72	700.29	(40.82)	659.47
Totals: Office			147.97	578.80	3,472.68	119.05	3,353.63

**Missing Wall****Missing Wall - Goes to Floor****DiningRm****Height: 9'**

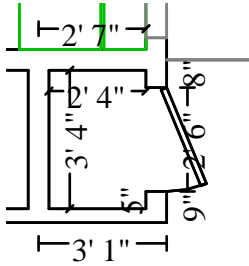
592.22 SF Walls	248.62 SF Ceiling
840.84 SF Walls & Ceiling	248.62 SF Floor
27.62 SY Flooring	65.17 LF Floor Perimeter
67.67 LF Ceil. Perimeter	

3' 8" X 9'**Opens into LVRM****2' 6" X 6' 8"****Opens into KITCHEN****Subroom: DiningCloset2 (1)****Height: 4'**

65.19 SF Walls	15.31 SF Ceiling
80.50 SF Walls & Ceiling	15.31 SF Floor
1.70 SY Flooring	16.00 LF Floor Perimeter
16.00 LF Ceil. Perimeter	

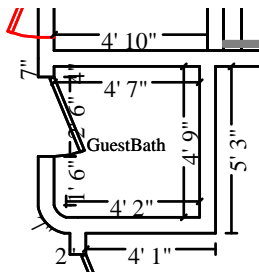
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**Subroom: DiningCloset1 (2)****Height: 8' 11"**

101.06 SF Walls	7.78 SF Ceiling
108.83 SF Walls & Ceiling	7.78 SF Floor
0.86 SY Flooring	11.33 LF Floor Perimeter
11.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
124. Tile floor covering - High grade	271.71 SF	11.17	234.04	653.80	3,922.84	(101.76)	3,821.08
125. Drywall patch / small repair, ready for paint	5.00 EA	81.80	2.48	82.30	493.78	(0.72)	493.06
126. Detach & Reset Baseboard - 2 1/4"	92.50 LF	2.45	0.21	45.36	272.20	(0.00)	272.20
127. Detach & Reset Door knob - interior	2.00 EA	25.05	0.00	10.02	60.12	(0.00)	60.12
128. Detach & Reset Interior door - Colonist - slab only	2.00 EA	19.50	0.00	7.80	46.80	(0.00)	46.80
129. Detach & Reset Door lockset & deadbolt - exterior	1.00 EA	35.06	0.00	7.02	42.08	(0.00)	42.08
130. Detach & Reset Exterior door slab - metal - insulated - flush or panel	1.00 EA	22.43	0.00	4.48	26.91	(0.00)	26.91
131. Mask the floor per square foot - plastic and tape - 4 mil	271.71 SF	0.25	2.19	14.02	84.14	(6.34)	77.80
132. Mask and prep for paint - plastic, paper, tape (per LF)	95.00 LF	1.34	2.95	26.06	156.31	(8.55)	147.76
133. Seal & paint baseboard - two coats*	92.50 LF	1.44	1.49	26.94	161.63	(4.32)	157.31
134. Paint door slab only - 2 coats (per side)	6.00 EA	36.62	6.08	45.16	270.96	(17.62)	253.34
135. Paint door opening - 2 coats (per side)*	6.00 EA	30.49	3.76	37.34	224.04	(10.90)	213.14
136. Paint window opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
137. Seal/prime then paint the walls and ceiling (2 coats)*	1,030.17 SF	0.93	23.69	196.36	1,178.11	(68.68)	1,109.43
Totals: DiningRm			278.14	1,169.12	7,014.61	222.52	6,792.09

**GuestBath****Height: 8' 11"**

164.62 SF Walls	21.72 SF Ceiling
186.34 SF Walls & Ceiling	21.72 SF Floor
2.41 SY Flooring	18.47 LF Floor Perimeter
18.47 LF Ceil. Perimeter	

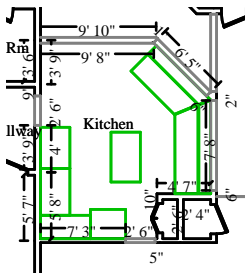
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
138. Tile floor covering - High grade	21.72 SF	11.17	18.71	52.26	313.58	(8.13)	305.45

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CONTINUED - GuestBath

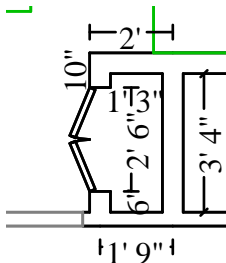
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
139. Detach & Reset Baseboard - 2 1/4"	18.47 LF	2.45	0.04	9.06	54.35	(0.00)	54.35
140. Detach & Reset Door knob - interior	1.00 EA	25.05	0.00	5.02	30.07	(0.00)	30.07
141. Detach & Reset Interior door - Colonist - slab only	1.00 EA	19.50	0.00	3.90	23.40	(0.00)	23.40
142. Detach & Reset Pedestal sink	1.00 EA	290.63	0.00	58.12	348.75	(0.00)	348.75
143. Detach & Reset Toilet	1.00 EA	251.35	0.97	50.48	302.80	(0.00)	302.80
144. Mask the floor per square foot - plastic and tape - 4 mil	21.72 SF	0.25	0.17	1.12	6.72	(0.51)	6.21
145. Mask and prep for paint - plastic, paper, tape (per LF)	18.47 LF	1.34	0.57	5.08	30.40	(1.66)	28.74
146. Seal & paint baseboard - two coats*	18.47 LF	1.44	0.30	5.38	32.28	(0.86)	31.42
147. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44
148. Paint door opening - 2 coats (per side) *	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
149. Seal/prime then paint the walls and ceiling (2 coats)*	186.34 SF	0.93	4.29	35.52	213.11	(12.42)	200.69
Totals: GuestBath			28.33	253.44	1,520.46	33.08	1,487.38

**Kitchen****Height: 9'**

334.04 SF Walls	212.32 SF Ceiling
546.36 SF Walls & Ceiling	212.32 SF Floor
23.59 SY Flooring	11.00 LF Floor Perimeter
50.20 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling 7' 8" X 6'
 Missing Wall - Goes to Floor 2' 6" X 6' 8"
 Missing Wall - Goes to Floor 2' 6" X 6' 8"

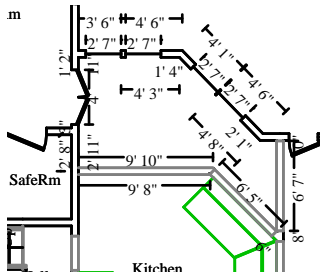
Opens into LVRM
Opens into DININGRM
Opens into HALLWAY

**Subroom: Pantry (1)****Height: 8' 11"**

81.74 SF Walls	4.17 SF Ceiling
85.90 SF Walls & Ceiling	4.17 SF Floor
0.46 SY Flooring	9.17 LF Floor Perimeter
9.17 LF Ceil. Perimeter	

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**Subroom: BreakfastArea (2)****Height: 9'**

249.03 SF Walls
351.77 SF Walls & Ceiling
11.42 SY Flooring
38.52 LF Ceil. Perimeter

102.74 SF Ceiling
102.74 SF Floor
31.94 LF Floor Perimeter

Missing Wall - Goes to neither Floor/Ceiling 6' 4 13/16" X 6'
Missing Wall - Goes to Floor 6' 7" X 9'
Missing Wall 9' 10 1/4" X 9'

Opens into KITCHEN
Opens into LVRM
Opens into KITCHEN

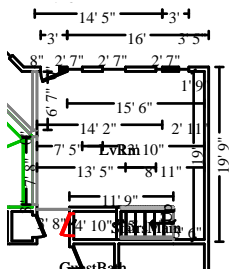
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
150. Tile floor covering - High grade	228.00 SF	11.17	196.39	548.64	3,291.79	(85.39)	3,206.40
151. Detach & Reset Baseboard - 2 1/4"	52.10 LF	2.45	0.12	25.56	153.33	(0.00)	153.33
152. 1/2" drywall - hung, taped, heavy texture, ready for paint (50% of Ceiling and 1 Wall)*	325.81 SF	3.14	34.85	211.58	1,269.47	(10.10)	1,259.37
153. Detach & Reset Refrigerator - side by side*	1.00 EA	44.70	0.00	8.94	53.64	(0.00)	53.64
154. Detach & Reset Dishwasher	1.00 EA	239.64	0.00	47.92	287.56	(0.00)	287.56
155. Detach & Reset Built-in oven	1.00 EA	193.13	0.00	38.62	231.75	(0.00)	231.75
156. Detach & Reset Cooktop - electric	1.00 EA	142.11	0.00	28.42	170.53	(0.00)	170.53
157. Detach & Reset Range hood	1.00 EA	83.56	0.00	16.72	100.28	(0.00)	100.28
158. Detach & Reset Microwave oven*	1.00 EA	112.72	0.00	22.54	135.26	(0.00)	135.26
159. Custom cabinets - base units - High grade	26.25 LF	405.30	1,106.86	2,349.20	14,095.19	(962.48)	13,132.71
160. Custom cabinets - wall units - 30" tall - High grade	9.25 LF	271.13	247.31	551.06	3,306.32	(215.05)	3,091.27
161. Custom cabinets - full height units - High grade	6.50 LF	588.36	403.24	845.50	5,073.08	(350.64)	4,722.44
162. Add for prefinished crown molding per LF	25.00 LF	10.15	21.13	54.98	329.86	(6.13)	323.73
163. Countertop - Granite or Marble	69.00 SF	61.96	240.99	903.24	5,419.47	(69.85)	5,349.62
164. Add on Granite or Marble - edge treatment	64.00 LF	18.15	0.00	232.32	1,393.92	(0.00)	1,393.92
165. Cabinet knob or pull	35.00 EA	8.00	14.25	58.86	353.11	(30.98)	322.13
166. Closet package - Pantry (4 shelves 3' wide)*	1.00 EA	172.38	11.69	36.82	220.89	(3.39)	217.50
167. Detach & Reset Door knob - interior	2.00 EA	25.05	0.00	10.02	60.12	(0.00)	60.12
168. Detach & Reset Interior door - Colonist - slab only	2.00 EA	19.50	0.00	7.80	46.80	(0.00)	46.80
169. Mask the floor per square foot - plastic and tape - 4 mil	319.22 SF	0.25	2.57	16.48	98.86	(7.45)	91.41
170. Mask and prep for paint - plastic, paper, tape (per LF)	97.88 LF	1.34	3.04	26.84	161.04	(8.81)	152.23
171. Seal & paint baseboard - two coats*	52.10 LF	1.44	0.84	15.16	91.02	(2.43)	88.59
172. Seal & paint closet shelving - Pantry*	1.00 EA	86.28	1.80	17.62	105.70	(5.20)	100.50

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CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
173. Paint door slab only - 2 coats (per side)	4.00 EA	36.62	4.05	30.12	180.65	(11.75)	168.90
174. Paint door opening - 2 coats (per side) *	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
175. Seal/prime then paint the walls and ceiling twice (3 coats)*	984.03 SF	1.27	36.21	257.18	1,543.11	(104.96)	1,438.15
Totals: Kitchen			2,326.59	6,374.60	38,247.44	1,878.24	36,369.20

**LvRm****Height: 18'**

1067.36 SF Walls	303.81 SF Ceiling
1371.16 SF Walls & Ceiling	303.81 SF Floor
33.76 SY Flooring	62.17 LF Floor Perimeter
72.42 LF Ceil. Perimeter	

Missing Wall - Goes to Floor**6' 7" X 9'****Opens into BREAKFASTARE****Missing Wall - Goes to neither Floor/Ceiling****7' 8" X 6'****Opens into KITCHEN****Missing Wall****3' 8" X 18'****Opens into DININGRM****Missing Wall****3' 2" X 18'****Opens into STAIRSMAN**

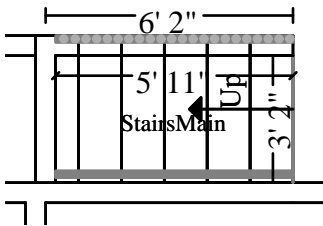
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
176. Tile floor covering - High grade	303.81 SF	11.17	261.69	731.06	4,386.31	(113.78)	4,272.53
177. Detach & Reset Baseboard - 2 1/4"	62.17 LF	2.45	0.14	30.48	182.94	(0.00)	182.94
178. Detach & Reset Door lockset & deadbolt - exterior	1.00 EA	35.06	0.00	7.02	42.08	(0.00)	42.08
179. Detach & Reset Exterior door slab - metal - insulated - flush or panel	1.00 EA	22.43	0.00	4.48	26.91	(0.00)	26.91
180. Painter - per hour (Detach and Reset TV Wall Mount)*	1.00 HR	64.13	0.00	12.82	76.95	(0.00)	76.95
181. Mask the floor per square foot - plastic and tape - 4 mil	303.81 SF	0.25	2.45	15.70	94.10	(7.09)	87.01
182. Mask and prep for paint - plastic, paper, tape (per LF)	72.42 LF	1.34	2.25	19.86	119.15	(6.52)	112.63
183. Seal & paint baseboard - two coats*	62.17 LF	1.44	1.00	18.10	108.62	(2.90)	105.72
184. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44
185. Paint door opening - 2 coats (per side) *	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06

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CONTINUED - LvRm

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
186. Paint window opening - 2 coats (per side)*	4.00 EA	30.49	2.51	24.90	149.37	(7.27)	142.10
187. Seal/prime then paint the walls and ceiling (2 coats)*	1,371.16 SF	0.93	31.54	261.34	1,568.06	(91.41)	1,476.65
188. Two ladders with jacks and plank (per day)	1.00 DA	122.33	0.00	24.46	146.79	(0.00)	146.79
Totals: LvRm			304.86	1,177.72	7,066.28	238.47	6,827.81

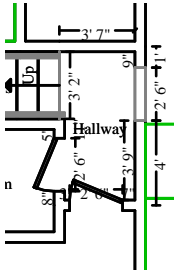
**StairsMain****Height: 18'**

94.33 SF Walls	18.74 SF Ceiling
113.07 SF Walls & Ceiling	40.49 SF Floor
4.50 SY Flooring	6.85 LF Floor Perimeter
5.92 LF Ceil. Perimeter	

Missing Wall**3' 2" X 18'****Opens into LVRM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
189. Carpet	46.57 SF	3.50	15.58	35.72	214.30	(54.21)	160.09
190. Step charge for "waterfall" carpet installation	15.00 EA	7.16	0.97	21.68	130.05	(3.36)	126.69
191. Carpet pad	40.49 SF	0.59	2.42	5.26	31.57	(8.42)	23.15
192. Detach & Reset Baseboard - 2 1/4"	6.85 LF	2.45	0.02	3.36	20.16	(0.00)	20.16
193. Mask the floor per square foot - plastic and tape - 4 mil	40.49 SF	0.25	0.33	2.08	12.53	(0.94)	11.59
194. Mask and prep for paint - plastic, paper, tape (per LF)	5.92 LF	1.34	0.18	1.62	9.73	(0.53)	9.20
195. Mask and prep for paint - tape only (per LF)	88.00 LF	0.57	0.51	10.14	60.81	(1.47)	59.34
196. Seal & paint baseboard - two coats*	6.85 LF	1.44	0.11	2.00	11.97	(0.32)	11.65
197. Stain & finish balustrade	22.00 LF	28.60	12.45	128.34	769.99	(36.08)	733.91
198. Seal/prime then paint the walls and ceiling (2 coats)*	113.07 SF	0.93	2.60	21.56	129.32	(7.54)	121.78
199. Two ladders with jacks and plank (per day)	1.00 DA	122.33	0.00	24.46	146.79	(0.00)	146.79
Totals: StairsMain			35.17	256.22	1,537.22	112.87	1,424.35

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Height: 9'

142.78 SF Walls	24.01 SF Ceiling
166.79 SF Walls & Ceiling	24.01 SF Floor
2.67 SY Flooring	15.22 LF Floor Perimeter
17.72 LF Ceil. Perimeter	

2' 6" X 6' 8"
3' 2" X 9'

Opens into KITCHEN
Opens into MAIN

Height: 10'

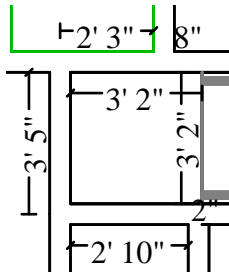
119.46 SF Walls	25.39 SF Ceiling
144.85 SF Walls & Ceiling	43.58 SF Floor
4.84 SY Flooring	18.70 LF Floor Perimeter
16.28 LF Ceil. Perimeter	

3' 2" X 10'

Opens into HALLWAY

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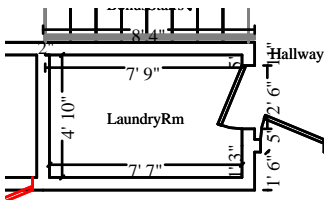
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**Subroom: Stairs3 (1)****Height: 4' 7"**

43.60 SF Walls	10.03 SF Ceiling
53.63 SF Walls & Ceiling	10.03 SF Floor
1.11 SY Flooring	9.50 LF Floor Perimeter
9.50 LF Ceil. Perimeter	

Missing Wall**3' 2" X 4' 7 1/16"****Opens into MAIN**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
209. Carpet	61.64 SF	3.50	20.63	47.26	283.63	(71.75)	211.88
210. Step charge for "waterfall" carpet installation	17.00 EA	7.16	1.09	24.56	147.37	(3.81)	143.56
211. Carpet pad	53.60 SF	0.59	3.21	6.96	41.79	(11.15)	30.64
212. 1/2" drywall - hung, taped, heavy texture, ready for paint	198.47 SF	3.14	21.23	128.88	773.31	(6.15)	767.16
213. Stairway - stringers, treads & risers (per tread)	17.00 EA	63.57	43.91	224.92	1,349.52	(38.18)	1,311.34
214. Stairway - midpoint landing - (enter SF of landing)	10.00 SF	9.42	4.34	19.70	118.24	(3.77)	114.47
215. Mask the floor per square foot - plastic and tape - 4 mil	53.60 SF	0.25	0.43	2.76	16.59	(1.25)	15.34
216. Mask and prep for paint - plastic, paper, tape (per LF)	25.78 LF	1.34	0.80	7.08	42.43	(2.32)	40.11
217. Seal & paint baseboard - three coats*	28.20 LF	2.06	0.62	11.74	70.45	(1.79)	68.66
218. Paint door opening - 2 coats (per side) *	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
219. Seal/prime then paint the walls and ceiling twice (3 coats)*	198.47 SF	1.27	7.30	51.88	311.24	(21.17)	290.07
Totals: BonusStairs			104.81	538.20	3,229.26	164.97	3,064.29

**LaundryRm****Height: 9'**

226.80 SF Walls	36.73 SF Ceiling
263.54 SF Walls & Ceiling	36.73 SF Floor
4.08 SY Flooring	25.20 LF Floor Perimeter
25.20 LF Ceil. Perimeter	

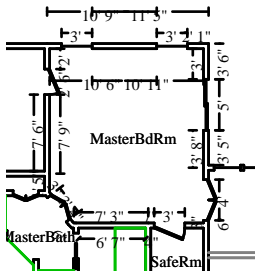
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
220. Tile floor covering - High grade	36.73 SF	11.17	31.64	88.38	530.29	(13.76)	516.53
221. Baseboard - 2 1/4"	25.20 LF	3.05	4.00	16.18	97.04	(1.16)	95.88
222. 1/2" drywall - hung, taped, heavy texture, ready for paint	263.54 SF	3.14	28.19	171.14	1,026.85	(8.17)	1,018.68

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CONTINUED - LaundryRm

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
223. Custom cabinets - wall units - 30" tall - High grade	5.00 LF	271.13	133.68	297.88	1,787.21	(116.25)	1,670.96
224. Add for prefinished crown molding per LF	5.00 LF	10.15	4.23	11.00	65.98	(1.23)	64.75
225. Cabinet knob or pull	4.00 EA	8.00	1.63	6.72	40.35	(3.54)	36.81
226. Interior door unit	1.00 EA	303.89	28.97	66.58	399.44	(12.59)	386.85
227. Door knob - interior	1.00 EA	43.32	2.46	9.16	54.94	(5.35)	49.59
228. Mask the floor per square foot - plastic and tape - 4 mil	36.73 SF	0.25	0.30	1.90	11.38	(0.86)	10.52
229. Mask and prep for paint - plastic, paper, tape (per LF)	25.20 LF	1.34	0.78	6.92	41.47	(2.27)	39.20
230. Seal & paint baseboard - three coats*	25.20 LF	2.06	0.55	10.50	62.96	(1.60)	61.36
231. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44
232. Paint door opening - 2 coats (per side) *	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
233. Seal/prime then paint the walls and ceiling twice (3 coats)*	263.54 SF	1.27	9.70	68.88	413.28	(28.11)	385.17
Totals: LaundryRm			249.41	782.74	4,696.19	204.39	4,491.80

**MasterBdRm****Height: 9'**

565.06 SF Walls
819.21 SF Walls & Ceiling
28.24 SY Flooring
62.78 LF Ceil. Perimeter

254.15 SF Ceiling
254.15 SF Floor
62.78 LF Floor Perimeter

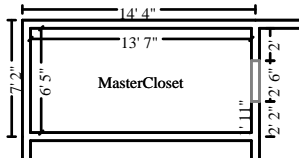
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
234. Carpet	292.27 SF	3.50	97.81	224.16	1,344.92	(340.20)	1,004.72
235. Carpet pad	254.15 SF	0.59	15.20	33.04	198.19	(52.86)	145.33
236. Detach & Reset Baseboard - 2 1/4"	62.78 LF	2.45	0.14	30.78	184.73	(0.00)	184.73
237. Detach & Reset Door knob - interior	2.00 EA	25.05	0.00	10.02	60.12	(0.00)	60.12
238. Detach & Reset Interior door - Colonist - slab only	2.00 EA	19.50	0.00	7.80	46.80	(0.00)	46.80
239. Painter - per hour (Detach and Reset TV Wall Mount)*	1.00 HR	64.13	0.00	12.82	76.95	(0.00)	76.95
240. Mask the floor per square foot - plastic and tape - 4 mil	254.15 SF	0.25	2.05	13.12	78.71	(5.93)	72.78

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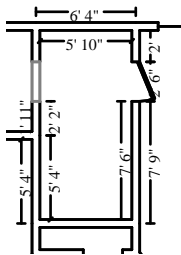
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CONTINUED - MasterBdRm

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
241. Mask and prep for paint - plastic, paper, tape (per LF)	62.78 LF	1.34	1.95	17.22	103.30	(5.65)	97.65
242. Seal & paint baseboard - two coats*	62.78 LF	1.44	1.01	18.28	109.69	(2.93)	106.76
243. Paint door slab only - 2 coats (per side)	4.00 EA	36.62	4.05	30.12	180.65	(11.75)	168.90
244. Paint door opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
245. Paint door opening - Large - 2 coats (per side)*	2.00 EA	35.87	1.47	14.64	87.85	(4.27)	83.58
246. Paint window opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
247. Seal/prime then paint the walls and ceiling (2 coats)*	819.21 SF	0.93	18.84	156.14	936.85	(54.61)	882.24
Totals: MasterBdRm			145.02	593.06	3,558.14	485.46	3,072.68

**MasterCloset****Height: 9'**

343.33 SF Walls	87.16 SF Ceiling
430.49 SF Walls & Ceiling	87.16 SF Floor
9.68 SY Flooring	37.50 LF Floor Perimeter
40.00 LF Ceil. Perimeter	

**Subroom: MasterCloset2 (1)****Height: 9'**

304.33 SF Walls	70.00 SF Ceiling
374.33 SF Walls & Ceiling	70.00 SF Floor
7.78 SY Flooring	33.17 LF Floor Perimeter
35.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor**2' 6" X 6' 8"****Opens into MASTERCLOSE2**

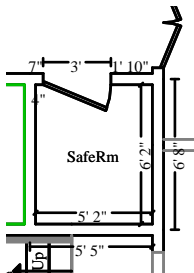
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
248. Carpet	180.73 SF	3.50	60.48	138.62	831.66	(210.37)	621.29
249. Carpet pad	157.16 SF	0.59	9.40	20.42	122.54	(32.69)	89.85
250. Detach & Reset Baseboard - 2 1/4"	70.67 LF	2.45	0.16	34.66	207.96	(0.00)	207.96
251. Detach & Reset Door knob - interior	1.00 EA	25.05	0.00	5.02	30.07	(0.00)	30.07

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CONTINUED - MasterCloset

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
252. Detach & Reset Interior door - Colonist - slab only	1.00 EA	19.50	0.00	3.90	23.40	(0.00)	23.40
253. Mask the floor per square foot - plastic and tape - 4 mil	157.16 SF	0.25	1.27	8.12	48.68	(3.67)	45.01
254. Mask and prep for paint - plastic, paper, tape (per LF)	75.67 LF	1.34	2.35	20.76	124.51	(6.81)	117.70
255. Seal & paint baseboard - two coats*	70.67 LF	1.44	1.14	20.58	123.48	(3.30)	120.18
256. Seal & paint closet shelving	80.00 LF	8.98	16.56	147.00	881.96	(48.00)	833.96
257. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44
258. Paint door opening - 2 coats (per side) *	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
259. Seal/prime then paint the walls and ceiling (2 coats)*	804.83 SF	0.93	18.51	153.40	920.40	(53.66)	866.74
Totals: MasterCloset			113.15	579.98	3,479.66	368.00	3,111.66

**SafeRm****Height: 9'**

204.00 SF Walls	31.86 SF Ceiling
235.86 SF Walls & Ceiling	31.86 SF Floor
3.54 SY Flooring	22.67 LF Floor Perimeter
22.67 LF Ceil. Perimeter	

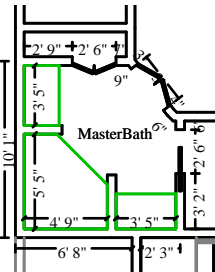
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
260. Carpet	36.64 SF	3.50	12.26	28.10	168.60	(42.65)	125.95
261. Carpet pad	31.86 SF	0.59	1.91	4.14	24.85	(6.63)	18.22
262. Detach & Reset Baseboard - 2 1/4"	22.67 LF	2.45	0.05	11.12	66.71	(0.00)	66.71
263. Detach & Reset Door lockset & deadbolt*	1.00 EA	35.06	0.00	7.02	42.08	(0.00)	42.08
264. Detach & Reset Door slab - metal - insulated - flush or panel*	1.00 EA	22.43	0.00	4.48	26.91	(0.00)	26.91
265. Mask the floor per square foot - plastic and tape - 4 mil	31.86 SF	0.25	0.26	1.66	9.89	(0.74)	9.15
266. Mask and prep for paint - plastic, paper, tape (per LF)	22.67 LF	1.34	0.70	6.22	37.30	(2.04)	35.26
267. Seal & paint baseboard - two coats*	22.67 LF	1.44	0.36	6.60	39.60	(1.06)	38.54
268. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44

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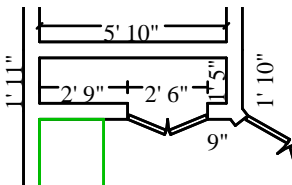
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CONTINUED - SafeRm

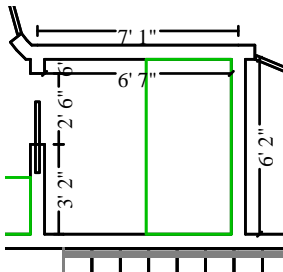
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
269. Paint door opening - 2 coats (per side) *	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
270. Seal/prime then paint the walls and ceiling (2 coats)*	235.86 SF	0.93	5.42	44.96	269.73	(15.72)	254.01
Totals: SafeRm			24.24	141.80	850.67	78.34	772.33

**MasterBath****Height: 9'**

403.69 SF Walls	73.37 SF Ceiling
477.06 SF Walls & Ceiling	73.37 SF Floor
8.15 SY Flooring	15.46 LF Floor Perimeter
44.85 LF Ceil. Perimeter	

**Subroom: LinenCloset (2)****Height: 8' 11"**

129.29 SF Walls	8.26 SF Ceiling
137.56 SF Walls & Ceiling	8.26 SF Floor
0.92 SY Flooring	14.50 LF Floor Perimeter
14.50 LF Ceil. Perimeter	

**Subroom: ShowerRm (1)****Height: 9'**

229.50 SF Walls	40.60 SF Ceiling
270.10 SF Walls & Ceiling	40.60 SF Floor
4.51 SY Flooring	13.33 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

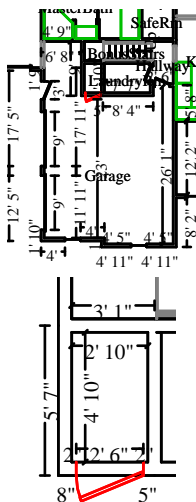
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
271. Tile floor covering - High grade	39.00 SF	11.17	33.59	93.84	563.06	(14.61)	548.45
272. Detach & Reset Baseboard - 2 1/4"	43.29 LF	2.45	0.10	21.24	127.40	(0.00)	127.40
273. Detach & Reset Door knob - interior	2.00 EA	25.05	0.00	10.02	60.12	(0.00)	60.12
274. Detach & Reset Interior door - Colonist - slab only	1.00 EA	19.50	0.00	3.90	23.40	(0.00)	23.40
275. Detach & Reset Pocket door unit - Colonist	1.00 EA	71.89	0.11	14.40	86.40	(0.00)	86.40

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CONTINUED - MasterBath

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
276. Detach & Reset Toilet	1.00 EA	251.35	0.97	50.48	302.80	(0.00)	302.80
277. Detach & Reset Bath accessory	1.00 EA	18.46	0.00	3.70	22.16	(0.00)	22.16
278. Mask the floor per square foot - plastic and tape - 4 mil	121.73 SF	0.25	0.98	6.28	37.69	(2.84)	34.85
279. Mask and prep for paint - plastic, paper, tape (per LF)	84.85 LF	1.34	2.63	23.26	139.59	(7.64)	131.95
280. Seal & paint baseboard - two coats*	43.29 LF	1.44	0.70	12.60	75.64	(2.02)	73.62
281. Seal & paint vanity - inside and out	7.00 LF	35.73	3.91	50.80	304.82	(11.34)	293.48
282. Seal & paint closet shelving - linen closet	1.00 EA	86.28	1.80	17.62	105.70	(5.20)	100.50
283. Paint door slab only - 2 coats (per side)	4.00 EA	36.62	4.05	30.12	180.65	(11.75)	168.90
284. Paint door opening - 2 coats (per side) *	4.00 EA	30.49	2.51	24.90	149.37	(7.27)	142.10
285. Seal/prime then paint the walls and ceiling (2 coats)*	884.71 SF	0.93	20.35	168.64	1,011.77	(58.98)	952.79
Totals: MasterBath			71.70	531.80	3,190.57	121.65	3,068.92

**Garage****Height: 9' 6"**

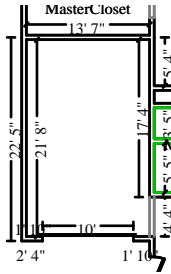
1037.08 SF Walls	576.97 SF Ceiling
1614.05 SF Walls & Ceiling	576.97 SF Floor
64.11 SY Flooring	109.17 LF Floor Perimeter
109.17 LF Ceil. Perimeter	

Subroom: StorageRm (1)**Height: 4"**

5.11 SF Walls	13.69 SF Ceiling
18.81 SF Walls & Ceiling	13.69 SF Floor
1.52 SY Flooring	15.33 LF Floor Perimeter
15.33 LF Ceil. Perimeter	

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**Subroom: Garage2 (2)****Height: 9' 6"**

633.33 SF Walls
927.64 SF Walls & Ceiling
32.70 SY Flooring
66.67 LF Ceil. Perimeter

294.31 SF Ceiling
294.31 SF Floor
66.67 LF Floor Perimeter

Missing Wall**4' 4" X 9' 6"****Opens into GARAGE**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
286. Baseboard - 2 1/4"	191.17 LF	3.05	30.34	122.68	736.09	(8.79)	727.30
287. 1/2" drywall - hung, taped, heavy texture, ready for paint	2,560.50 SF	3.14	273.85	1,662.78	9,976.60	(79.38)	9,897.22
288. Interior door unit	1.00 EA	303.89	28.97	66.58	399.44	(12.59)	386.85
289. Door knob - interior	1.00 EA	43.32	2.46	9.16	54.94	(5.35)	49.59
290. Exterior door - metal - insulated - flush or panel style	2.00 EA	465.72	89.17	204.12	1,224.73	(38.77)	1,185.96
291. Door lockset & deadbolt - exterior - Premium grade	2.00 EA	218.68	43.58	96.20	577.14	(94.73)	482.41
292. Mask the floor per square foot - plastic and tape - 4 mil	884.97 SF	0.25	7.12	45.66	274.02	(20.65)	253.37
293. Mask and prep for paint - plastic, paper, tape (per LF)	191.17 LF	1.34	5.94	52.42	314.53	(17.21)	297.32
294. Seal & paint baseboard - three coats*	191.17 LF	2.06	4.18	79.60	477.59	(12.11)	465.48
295. Paint door slab only - 2 coats (per side)	6.00 EA	36.62	6.08	45.16	270.96	(17.62)	253.34
296. Paint door opening - 2 coats (per side)*	6.00 EA	30.49	3.76	37.34	224.04	(10.90)	213.14
297. Paint window opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
298. Seal/prime then paint the walls and ceiling twice (3 coats)*	2,560.50 SF	1.27	94.23	669.20	4,015.27	(273.12)	3,742.15

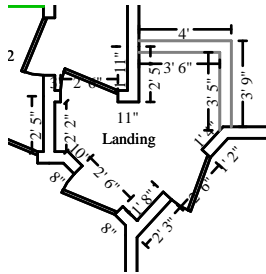
Totals: Garage **590.93** **3,103.36** **18,620.04** **594.85** **18,025.19**

Total: 1st Floor **4,483.56** **16,359.24** **98,153.63** **4,665.29** **93,488.34**

2nd Floor

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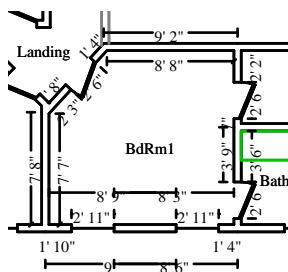
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**Landing****Height: 8'**

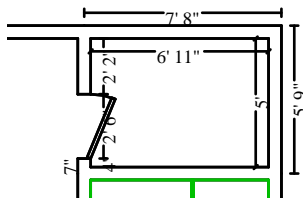
148.95 SF Walls	31.46 SF Ceiling
180.41 SF Walls & Ceiling	31.46 SF Floor
3.50 SY Flooring	18.62 LF Floor Perimeter
18.62 LF Ceil. Perimeter	

Missing Wall**3' 6 5/16" X 8'****Opens into Exterior****Missing Wall****3' 4 13/16" X 8'****Opens into Exterior**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
299. Carpet	36.18 SF	3.50	12.11	27.74	166.48	(42.11)	124.37
300. Carpet pad	31.46 SF	0.59	1.88	4.10	24.54	(6.54)	18.00
301. Detach & Reset Baseboard - 2 1/4"	18.62 LF	2.45	0.04	9.12	54.78	(0.00)	54.78
302. Mask the floor per square foot - plastic and tape - 4 mil	31.46 SF	0.25	0.25	1.64	9.76	(0.73)	9.03
303. Mask and prep for paint - plastic, paper, tape (per LF)	18.62 LF	1.34	0.58	5.12	30.65	(1.68)	28.97
304. Seal & paint baseboard - two coats*	18.62 LF	1.44	0.30	5.42	32.53	(0.87)	31.66
305. Seal/prime then paint the walls and ceiling (2 coats)*	180.41 SF	0.93	4.15	34.40	206.33	(12.03)	194.30
Totals: Landing			19.31	87.54	525.07	63.96	461.11

**BdRm1****Height: 8'**

373.96 SF Walls	142.38 SF Ceiling
516.33 SF Walls & Ceiling	142.38 SF Floor
15.82 SY Flooring	46.74 LF Floor Perimeter
46.74 LF Ceil. Perimeter	

Subroom: Closet1 (1)**Height: 8'**

190.67 SF Walls	34.58 SF Ceiling
225.25 SF Walls & Ceiling	34.58 SF Floor
3.84 SY Flooring	23.83 LF Floor Perimeter
23.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
306. Carpet	203.50 SF	3.50	68.10	156.08	936.43	(236.87)	699.56
307. Carpet pad	176.96 SF	0.59	10.58	23.00	137.99	(36.81)	101.18
308. Detach & Reset Baseboard - 2 1/4"	70.58 LF	2.45	0.16	34.62	207.70	(0.00)	207.70

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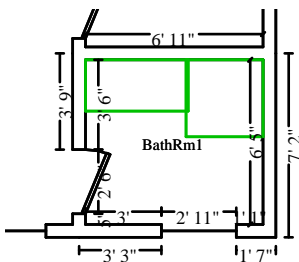
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CONTINUED - BdRm1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
309. Detach & Reset Door knob - interior	2.00 EA	25.05	0.00	10.02	60.12	(0.00)	60.12
310. Detach & Reset Interior door - Colonist - slab only	2.00 EA	19.50	0.00	7.80	46.80	(0.00)	46.80
311. Painter - per hour (Detach and Reset TV Wall Mount)*	1.00 HR	64.13	0.00	12.82	76.95	(0.00)	76.95
312. Mask the floor per square foot - plastic and tape - 4 mil	176.96 SF	0.25	1.42	9.12	54.78	(4.13)	50.65
313. Mask and prep for paint - plastic, paper, tape (per LF)	70.58 LF	1.34	2.19	19.36	116.13	(6.35)	109.78
314. Seal & paint baseboard - two coats*	70.58 LF	1.44	1.14	20.54	123.32	(3.29)	120.03
315. Seal & paint closet shelving	17.00 LF	8.98	3.52	31.24	187.42	(10.20)	177.22
316. Paint door slab only - 2 coats (per side)	4.00 EA	36.62	4.05	30.12	180.65	(11.75)	168.90
317. Paint door opening - 2 coats (per side)*	4.00 EA	30.49	2.51	24.90	149.37	(7.27)	142.10
318. Paint window opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
319. Seal/prime then paint the walls and ceiling (2 coats)*	741.58 SF	0.93	17.06	141.36	848.09	(49.44)	798.65
Totals: BdRm1			111.98	533.44	3,200.44	369.74	2,830.70

**BathRm1****Height: 8'**

213.33 SF Walls	44.38 SF Ceiling
257.72 SF Walls & Ceiling	44.38 SF Floor
4.93 SY Flooring	14.75 LF Floor Perimeter
26.67 LF Ceil. Perimeter	

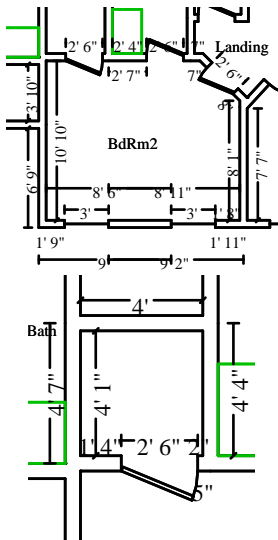
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
320. Detach & Reset Door knob - interior	1.00 EA	25.05	0.00	5.02	30.07	(0.00)	30.07
321. Detach & Reset Interior door - Colonist - slab only	1.00 EA	19.50	0.00	3.90	23.40	(0.00)	23.40
322. Detach & Reset Toilet	1.00 EA	251.35	0.97	50.48	302.80	(0.00)	302.80
323. Detach & Reset Bath accessory	1.00 EA	18.46	0.00	3.70	22.16	(0.00)	22.16
324. Mask the floor per square foot - plastic and tape - 4 mil	44.38 SF	0.25	0.36	2.30	13.76	(1.04)	12.72
325. Mask and prep for paint - plastic, paper, tape (per LF)	26.67 LF	1.34	0.83	7.30	43.87	(2.40)	41.47

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CONTINUED - BathRm1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
326. Seal & paint baseboard - two coats*	14.75 LF	1.44	0.24	4.28	25.76	(0.69)	25.07
327. Seal & paint vanity - inside and out	4.00 LF	35.73	2.24	29.02	174.18	(6.48)	167.70
328. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44
329. Paint door opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
330. Paint window opening - 2 coats (per side)*	1.00 EA	30.49	0.63	6.22	37.34	(1.82)	35.52
331. Seal/prime then paint the walls and ceiling (2 coats)*	257.72 SF	0.93	5.93	49.12	294.73	(17.18)	277.55
Totals: BathRm1			14.48	188.84	1,133.07	39.11	1,093.96

**BdRm2****Height: 8'**

371.29 SF Walls	138.96 SF Ceiling
510.25 SF Walls & Ceiling	138.96 SF Floor
15.44 SY Flooring	46.41 LF Floor Perimeter
46.41 LF Ceil. Perimeter	

Subroom: Closet2 (1)**Height: 8'**

129.33 SF Walls	16.33 SF Ceiling
145.67 SF Walls & Ceiling	16.33 SF Floor
1.81 SY Flooring	16.17 LF Floor Perimeter
16.17 LF Ceil. Perimeter	

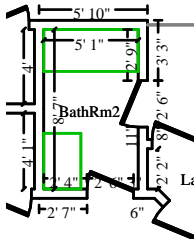
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
332. Carpet	178.59 SF	3.50	59.77	136.98	821.82	(207.88)	613.94
333. Carpet pad	155.29 SF	0.59	9.29	20.18	121.09	(32.30)	88.79
334. Detach & Reset Baseboard - 2 1/4"	62.58 LF	2.45	0.14	30.68	184.14	(0.00)	184.14
335. 1/2" drywall - hung, taped, heavy texture, ready for paint	32.00 SF	3.14	3.42	20.78	124.68	(0.99)	123.69
336. Detach & Reset Door knob - interior	2.00 EA	25.05	0.00	10.02	60.12	(0.00)	60.12
337. Detach & Reset Interior door - Colonist - slab only	2.00 EA	19.50	0.00	7.80	46.80	(0.00)	46.80

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CONTINUED - BdRm2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
338. Mask the floor per square foot - plastic and tape - 4 mil	155.29 SF	0.25	1.25	8.02	48.09	(3.62)	44.47
339. Mask and prep for paint - plastic, paper, tape (per LF)	62.58 LF	1.34	1.94	17.16	102.96	(5.63)	97.33
340. Seal & paint baseboard - two coats*	62.58 LF	1.44	1.01	18.22	109.35	(2.92)	106.43
341. Seal & paint closet shelving	12.00 LF	8.98	2.48	22.06	132.30	(7.20)	125.10
342. Paint door slab only - 2 coats (per side)	4.00 EA	36.62	4.05	30.12	180.65	(11.75)	168.90
343. Paint door opening - 2 coats (per side)*	4.00 EA	30.49	2.51	24.90	149.37	(7.27)	142.10
344. Paint window opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
345. Seal/prime then paint the walls and ceiling (2 coats)*	655.92 SF	0.93	15.09	125.02	750.12	(43.73)	706.39
Totals: BdRm2			102.20	484.40	2,906.18	326.92	2,579.26

**BathRm2****Height: 8'**

218.67 SF Walls	43.63 SF Ceiling
262.30 SF Walls & Ceiling	43.63 SF Floor
4.85 SY Flooring	12.75 LF Floor Perimeter
27.33 LF Ceil. Perimeter	

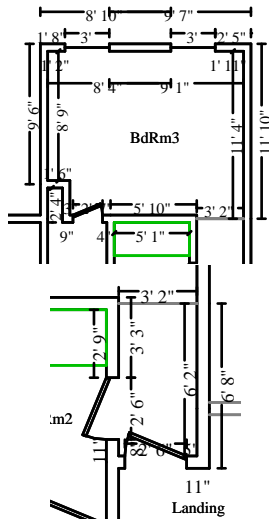
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
346. Tile floor covering - High grade	14.00 SF	11.17	12.06	33.70	202.14	(5.24)	196.90
347. Detach & Reset Baseboard - 2 1/4"	12.75 LF	2.45	0.03	6.24	37.51	(0.00)	37.51
348. Detach & Reset Door knob - interior	2.00 EA	25.05	0.00	10.02	60.12	(0.00)	60.12
349. Detach & Reset Interior door - Colonist - slab only	2.00 EA	19.50	0.00	7.80	46.80	(0.00)	46.80
350. Detach & Reset Toilet	1.00 EA	251.35	0.97	50.48	302.80	(0.00)	302.80
351. Detach & Reset Bath accessory	1.00 EA	18.46	0.00	3.70	22.16	(0.00)	22.16
352. Mask the floor per square foot - plastic and tape - 4 mil	43.63 SF	0.25	0.35	2.26	13.52	(1.02)	12.50
353. Mask and prep for paint - plastic, paper, tape (per LF)	27.33 LF	1.34	0.85	7.50	44.97	(2.46)	42.51
354. Seal & paint baseboard - two coats*	12.75 LF	1.44	0.21	3.72	22.29	(0.60)	21.69
355. Seal & paint vanity - inside and out	3.00 LF	35.73	1.68	21.78	130.65	(4.86)	125.79

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CONTINUED - BathRm2

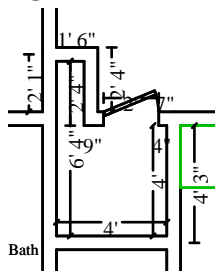
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
356. Paint door slab only - 2 coats (per side)	4.00 EA	36.62	4.05	30.12	180.65	(11.75)	168.90
357. Paint door opening - 2 coats (per side) *	4.00 EA	30.49	2.51	24.90	149.37	(7.27)	142.10
358. Seal/prime then paint the walls and ceiling (2 coats)*	262.30 SF	0.93	6.03	49.98	299.95	(17.49)	282.46
Totals: BathRm2			28.74	252.20	1,512.93	50.69	1,462.24

**BdRm3****Height: 8'**

366.00 SF Walls	144.15 SF Ceiling
510.15 SF Walls & Ceiling	144.15 SF Floor
16.02 SY Flooring	45.75 LF Floor Perimeter
45.75 LF Ceil. Perimeter	

Subroom: Offset (2)**Height: 8'**

126.00 SF Walls	19.53 SF Ceiling
145.53 SF Walls & Ceiling	19.53 SF Floor
2.17 SY Flooring	15.75 LF Floor Perimeter
15.75 LF Ceil. Perimeter	

Missing Wall**3' 2" X 8'****Opens into BDRM3****Subroom: Closet3 (1)****Height: 8'**

165.33 SF Walls	18.33 SF Ceiling
183.67 SF Walls & Ceiling	18.33 SF Floor
2.04 SY Flooring	20.67 LF Floor Perimeter
20.67 LF Ceil. Perimeter	

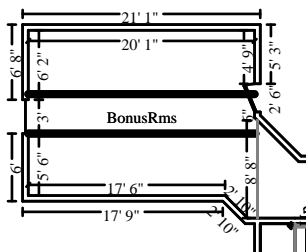
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
359. Carpet	209.31 SF	3.50	70.05	160.54	963.18	(243.64)	719.54
360. Carpet pad	182.01 SF	0.59	10.88	23.66	141.93	(37.86)	104.07
361. Detach & Reset Baseboard - 2 1/4"	82.17 LF	2.45	0.19	40.30	241.81	(0.00)	241.81

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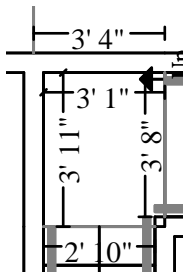
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CONTINUED - BdRm3

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
362. 1/2" drywall - hung, taped, heavy texture, ready for paint	32.00 SF	3.14	3.42	20.78	124.68	(0.99)	123.69
363. Detach & Reset Door knob - interior	2.00 EA	25.05	0.00	10.02	60.12	(0.00)	60.12
364. Detach & Reset Interior door - Colonist - slab only	2.00 EA	19.50	0.00	7.80	46.80	(0.00)	46.80
365. Mask the floor per square foot - plastic and tape - 4 mil	182.01 SF	0.25	1.47	9.40	56.37	(4.25)	52.12
366. Mask and prep for paint - plastic, paper, tape (per LF)	82.17 LF	1.34	2.55	22.54	135.20	(7.40)	127.80
367. Seal & paint baseboard - two coats*	82.17 LF	1.44	1.32	23.92	143.56	(3.83)	139.73
368. Seal & paint closet shelving	12.00 LF	8.98	2.48	22.06	132.30	(7.20)	125.10
369. Paint door slab only - 2 coats (per side)	4.00 EA	36.62	4.05	30.12	180.65	(11.75)	168.90
370. Paint door opening - 2 coats (per side)*	4.00 EA	30.49	2.51	24.90	149.37	(7.27)	142.10
371. Paint window opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
372. Seal/prime then paint the walls and ceiling (2 coats)*	839.34 SF	0.93	19.31	159.98	959.88	(55.96)	903.92
Totals: BdRm3			119.48	568.48	3,410.54	383.78	3,026.76

**BonusRms****Height: Attic**

326.37 SF Walls	342.45 SF Ceiling
668.82 SF Walls & Ceiling	299.99 SF Floor
33.33 SY Flooring	63.66 LF Floor Perimeter
67.39 LF Ceil. Perimeter	

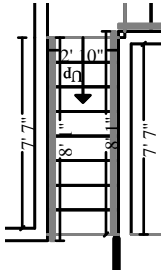
**Subroom: BonusRms (4)****Height: 12' 2"**

85.40 SF Walls	12.05 SF Ceiling
97.45 SF Walls & Ceiling	12.08 SF Floor
1.34 SY Flooring	7.00 LF Floor Perimeter
7.00 LF Ceil. Perimeter	

Missing Wall**3' 8" X 12' 2 3/8"****Opens into STEPS2****Missing Wall****2' 10" X 12' 2 3/8"****Opens into BONUSSTAIRS**

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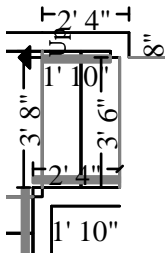
**Subroom: BonusRms (1)****Height: 12' 2"**

153.73 SF Walls	22.19 SF Ceiling
175.93 SF Walls & Ceiling	38.44 SF Floor
4.27 SY Flooring	18.96 LF Floor Perimeter
16.17 LF Ceil. Perimeter	

Missing Wall

2' 10" X 12' 2 3/8"**Opens into LANDING1**

Missing Wall

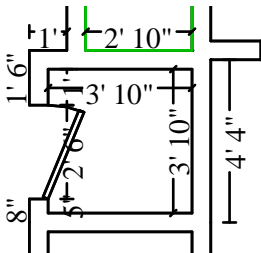
2' 10" X 12' 2 3/8"**Opens into BONUSRMS****Subroom: BonusRms (5)****Height: 14'**

56.67 SF Walls	7.60 SF Ceiling
64.26 SF Walls & Ceiling	14.51 SF Floor
1.61 SY Flooring	4.98 LF Floor Perimeter
4.33 LF Ceil. Perimeter	

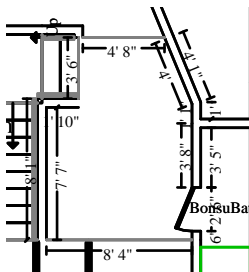
Missing Wall

3' 6" X 14'**Opens into BONUSHALL**

Missing Wall

3' 8" X 14'**Opens into LANDING1****Subroom: W/H (7)****Height: 8'**

122.67 SF Walls	14.69 SF Ceiling
137.36 SF Walls & Ceiling	14.69 SF Floor
1.63 SY Flooring	15.33 LF Floor Perimeter
15.33 LF Ceil. Perimeter	

**Subroom: BonusRms (3)****Height: 8'**

173.18 SF Walls	86.20 SF Ceiling
259.38 SF Walls & Ceiling	86.20 SF Floor
9.58 SY Flooring	21.21 LF Floor Perimeter
24.71 LF Ceil. Perimeter	

Missing Wall

3' 6" X 8'**Opens into STEPS2**

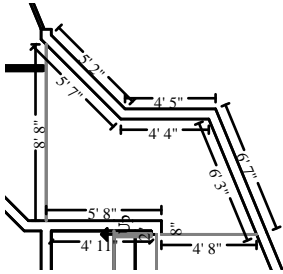
Missing Wall

4' 8 1/8" X 8'**Opens into BONUSHALL2**

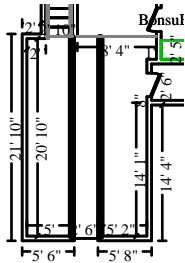
Missing Wall

8' 4" X 8'**Opens into BONUSRMS**

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Missing Wall



Missing Wall

Height: 8'

Opens into BONUSRM2

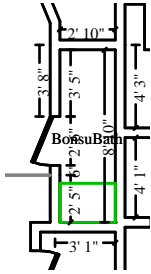
Height: Attic

Opens into BONUSSTAIRS

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
373. Carpet	908.28 SF	3.50	303.96	696.60	4,179.54	(1,057.24)	3,122.30
374. Carpet pad	789.81 SF	0.59	47.23	102.64	615.86	(164.28)	451.58
375. Baseboard - 2 1/4"	211.16 LF	3.05	33.51	135.50	813.05	(9.71)	803.34
376. 1/2" drywall - hung, taped, heavy texture, ready for paint	2,235.58 SF	3.14	239.10	1,451.76	8,710.58	(69.30)	8,641.28
377. Interior door unit	1.00 EA	303.89	28.97	66.58	399.44	(12.59)	386.85
378. Door knob - interior	1.00 EA	43.32	2.46	9.16	54.94	(5.35)	49.59
379. Mask the floor per square foot - plastic and tape - 4 mil	789.81 SF	0.25	6.36	40.78	244.59	(18.43)	226.16
380. Mask and prep for paint - plastic, paper, tape (per LF)	221.96 LF	1.34	6.89	60.86	365.18	(19.98)	345.20
381. Seal & paint baseboard - three coats*	211.16 LF	2.06	4.61	87.92	527.52	(13.37)	514.15
382. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44
383. Paint door opening - 2 coats (per side)*	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
384. Seal/prime then paint the walls and ceiling twice (3 coats)*	2,235.58 SF	1.27	82.27	584.30	3,505.76	(238.46)	3,267.30
Totals: BonusRms			758.64	3,263.60	19,581.46	1,618.21	17,963.25

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**BonsuBath****Height: 8'**

186.67 SF Walls
211.69 SF Walls & Ceiling
2.78 SY Flooring
23.33 LF Ceil. Perimeter

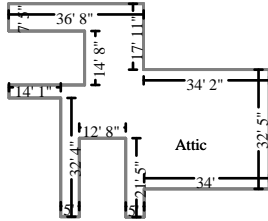
25.03 SF Ceiling
25.03 SF Floor
16.50 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
385. Tile floor covering - High grade	25.03 SF	11.17	21.56	60.24	361.39	(9.37)	352.02
386. Baseboard - 2 1/4"	16.50 LF	3.05	2.62	10.58	63.53	(0.76)	62.77
387. 1/2" water rock - hung, taped, floated, ready for paint	211.69 SF	2.79	19.72	122.06	732.40	(5.72)	726.68
388. Vanity with cultured marble or solid surface top	3.00 LF	232.60	61.45	151.86	911.11	(53.44)	857.67
389. Cabinet knob or pull	3.00 EA	8.00	1.22	5.04	30.26	(2.66)	27.60
390. Bath accessory	1.00 EA	29.71	1.74	6.28	37.73	(1.51)	36.22
391. Interior door unit	1.00 EA	303.89	28.97	66.58	399.44	(12.59)	386.85
392. Door knob - interior	1.00 EA	43.32	2.46	9.16	54.94	(5.35)	49.59
393. Mask the floor per square foot - plastic and tape - 4 mil	25.03 SF	0.25	0.20	1.30	7.76	(0.58)	7.18
394. Mask and prep for paint - plastic, paper, tape (per LF)	23.33 LF	1.34	0.72	6.40	38.38	(2.10)	36.28
395. Seal & paint baseboard - three coats*	16.50 LF	2.06	0.36	6.88	41.23	(1.05)	40.18
396. Paint door slab only - 2 coats (per side)	2.00 EA	36.62	2.03	15.04	90.31	(5.87)	84.44
397. Paint door opening - 2 coats (per side) *	2.00 EA	30.49	1.25	12.46	74.69	(3.63)	71.06
398. Seal/prime then paint the walls and ceiling twice (3 coats)*	211.69 SF	1.27	7.79	55.34	331.98	(22.58)	309.40
Totals: BonsuBath			152.09	529.22	3,175.15	127.21	3,047.94
Total: 2nd Floor			1,306.92	5,907.72	35,444.84	2,979.62	32,465.22

Attic

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**Attic****Height: 1'**

2202.07 SF Walls & Ceiling
244.67 SY Flooring

2202.07 SF Ceiling
2202.07 SF Floor

Missing Wall	7' 5" X 1'	Opens into Exterior
Missing Wall	20' 8" X 1'	Opens into Exterior
Missing Wall	14' 8" X 1'	Opens into Exterior
Missing Wall	20' 7" X 1'	Opens into Exterior
Missing Wall	3' 6 3/8" X 1'	Opens into Exterior
Missing Wall	14' 1" X 1'	Opens into Exterior
Missing Wall	32' 3 5/8" X 1'	Opens into Exterior
Missing Wall	5' 3/16" X 1'	Opens into Exterior
Missing Wall	21' 4 7/16" X 1'	Opens into Exterior
Missing Wall	12' 7 13/16" X 1'	Opens into Exterior
Missing Wall	21' 5 7/16" X 1'	Opens into Exterior
Missing Wall	5' 1/16" X 1'	Opens into Exterior
Missing Wall	7' 8" X 1'	Opens into Exterior
Missing Wall	33' 11 15/16" X 1'	Opens into Exterior
Missing Wall	32' 5" X 1'	Opens into Exterior
Missing Wall	34' 1 5/8" X 1'	Opens into Exterior
Missing Wall	17' 11" X 1'	Opens into Exterior
Missing Wall	36' 8 3/8" X 1'	Opens into Exterior

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
399. R&R Blown-in insulation - 14" depth - R38	2,202.00 SF	2.79	336.80	1,296.08	7,776.46	(97.62)	7,678.84
Includes: Insulation, blower machine equipment charge, and installation labor. Labor cost to hand remove wet or dry insulation and to discard in a job-site waste receptacle. Quality: Premium white fiberglass, loose fill, blown in; 14 3/4" thick provides an R38 insulation.							
400. R&R Batt insulation - 6" - R19 - paper / foil faced	1,496.00 SF	1.65	173.76	528.44	3,170.60	(50.37)	3,120.23
Includes: Batt insulation, staples, and installation labor. Labor cost to remove dry insulation and to discard in a job-site waste receptacle. Quality: 6" deep with paper or foil facing. Provides an R19 insulation.							
401. Seal floor or ceiling joist system (shellac)	2,397.20 SF	1.40	113.03	693.82	4,162.93	(0.00)	4,162.93
402. Seal attic framing for odor control - 9 to 12/12	2,837.29 SF	1.53	88.10	885.84	5,314.99	(0.00)	5,314.99

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CONTINUED - Attic

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Attic			711.69	3,404.18	20,424.98	147.99	20,276.99
Total: Attic			711.69	3,404.18	20,424.98	147.99	20,276.99
Total: Interior			7,152.80	29,542.52	177,251.21	8,369.73	168,881.48
Total: Dwelling			11,833.38	57,593.10	511,790.15	12,997.71	498,792.44

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
403. General labor - labor minimum	1.00 EA	17.85	0.00	3.58	21.43	(0.00)	21.43
Totals: Labor Minimums Applied			0.00	3.58	21.43	0.00	21.43
Line Item Totals: COLLINS_GEORGE_ALRIK			11,833.38	58,169.68	515,249.55	12,997.71	502,251.84

Grand Total Areas:

11,469.83 SF Walls	6,347.80 SF Ceiling	17,817.63 SF Walls and Ceiling
6,317.66 SF Floor	701.96 SY Flooring	1,232.22 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,380.60 LF Ceil. Perimeter
6,317.66 Floor Area	6,745.13 Total Area	10,608.79 Interior Wall Area
5,258.92 Exterior Wall Area	864.44 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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Summary for Dwelling

Line Item Total	445,246.49
Material Sales Tax	11,833.38
Subtotal	457,079.87
Overhead	29,084.84
Profit	29,084.84
Replacement Cost Value	\$515,249.55
Less Depreciation	(12,997.71)
Actual Cash Value	\$502,251.84
Less Amount Over Limit(s)	(98,151.84)
Net Claim	\$404,100.00
Total Depreciation	12,997.71
Less Residual Amount Over Limit(s)	(12,997.71)
Total Recoverable Depreciation	0.00
Net Claim if Depreciation is Recovered	\$404,100.00

 Bovini Consultants LLC



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (11.5%)	Manuf. Home Tax (11.5%)	Storage Rental Tax (11.5%)
Line Items	29,084.84	29,084.84	11,833.38	0.00	0.00
Total	29,084.84	29,084.84	11,833.38	0.00	0.00

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Recap by Room**Estimate: COLLINS_GEORGE_ALRIK****Area: Main**

General	2,864.97	0.64%
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Area Subtotal: Main	2,864.97	0.64%
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Area: Dwelling

Safety/OSHA	166,236.00	37.34%
Demo	14,978.06	3.36%
Roof	40,004.98	8.98%
Framing	22,153.26	4.98%
Siding	2,464.85	0.55%
Masonry	20,998.86	4.72%
Soffits, Fascia & Gutters	10,984.88	2.47%
Windows	7,468.67	1.68%
Overhead Doors	4,845.94	1.09%
Painting	11,672.28	2.62%

Area: Interior

Electrical	3,648.30	0.82%
Lights	255.64	0.06%
Plumbing	1,700.23	0.38%
HVAC	11,388.96	2.56%
Cleaning	1,712.62	0.38%

Area: 1st Floor

Office	2,745.91	0.62%
DiningRm	5,567.35	1.25%
GuestBath	1,238.69	0.28%
Kitchen	29,546.25	6.64%
LvRm	5,583.70	1.25%
StairsMain	1,245.83	0.28%
Hallway	1,328.77	0.30%
BonusStairs	2,586.25	0.58%
LaundryRm	3,664.04	0.82%
MasterBdRm	2,820.06	0.63%
MasterCloset	2,786.53	0.63%
SafeRm	684.63	0.15%
MasterBath	2,587.07	0.58%
Garage	14,925.75	3.35%

Area Subtotal: 1st Floor	77,310.83	17.36%
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Area: 2nd Floor

Landing	418.22	0.09%
BdRm1	2,555.02	0.57%
BathRm1	929.75	0.21%
BdRm2	2,319.58	0.52%
BathRm2	1,231.99	0.28%
BdRm3	2,722.58	0.61%
BonusRms	15,559.22	3.49%
BonsuBath	2,493.84	0.56%

Area Subtotal: 2nd Floor	28,230.20	6.34%
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Area: Attic

Attic	16,309.11	3.66%
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Area Subtotal: Attic	16,309.11	3.66%
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Area Subtotal: Interior	140,555.89	31.57%
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Area Subtotal: Dwelling	442,363.67	99.35%
Labor Minimums Applied	17.85	

Subtotal of Areas	445,246.49	100.00%
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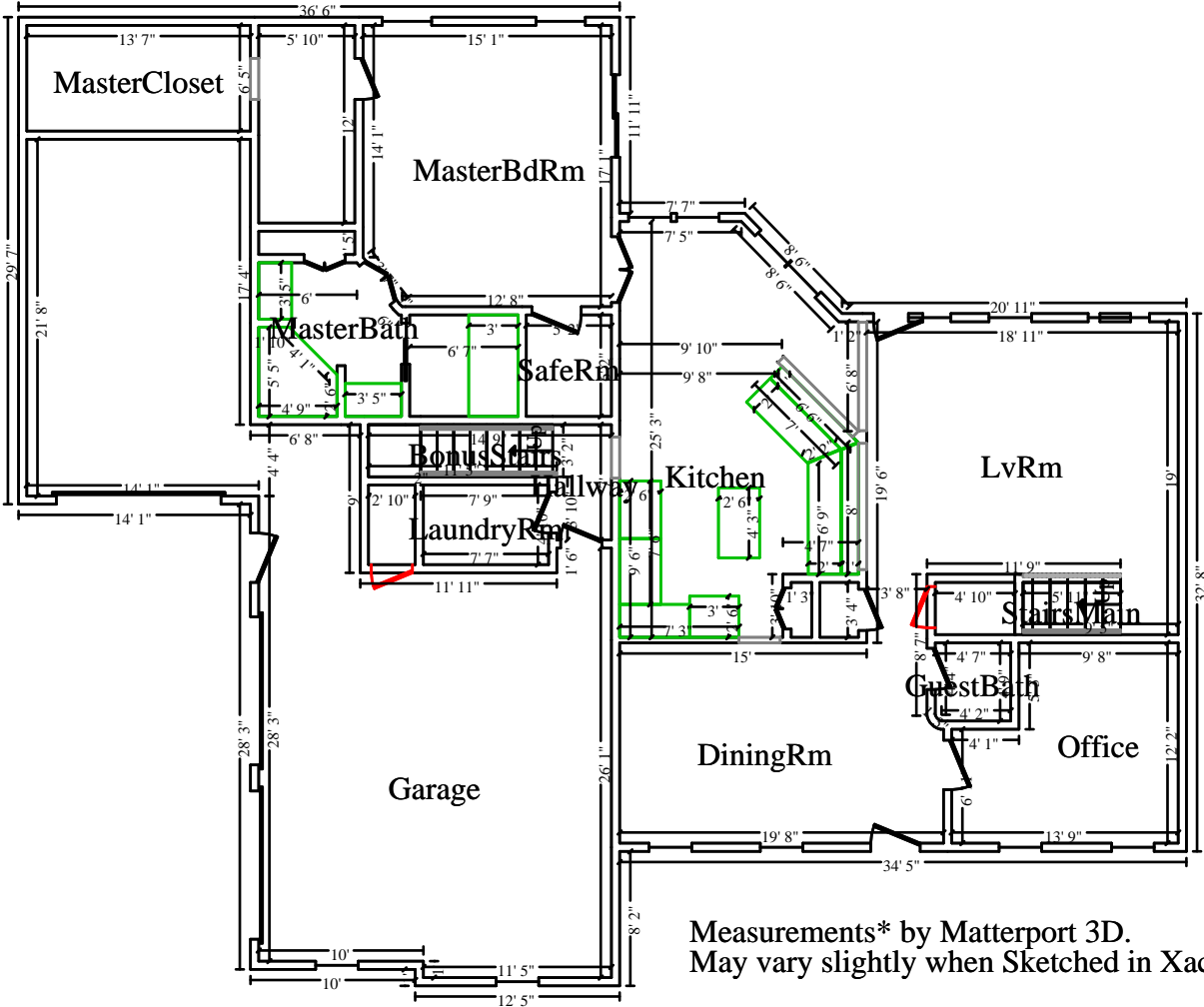
Total	445,246.49	100.00%
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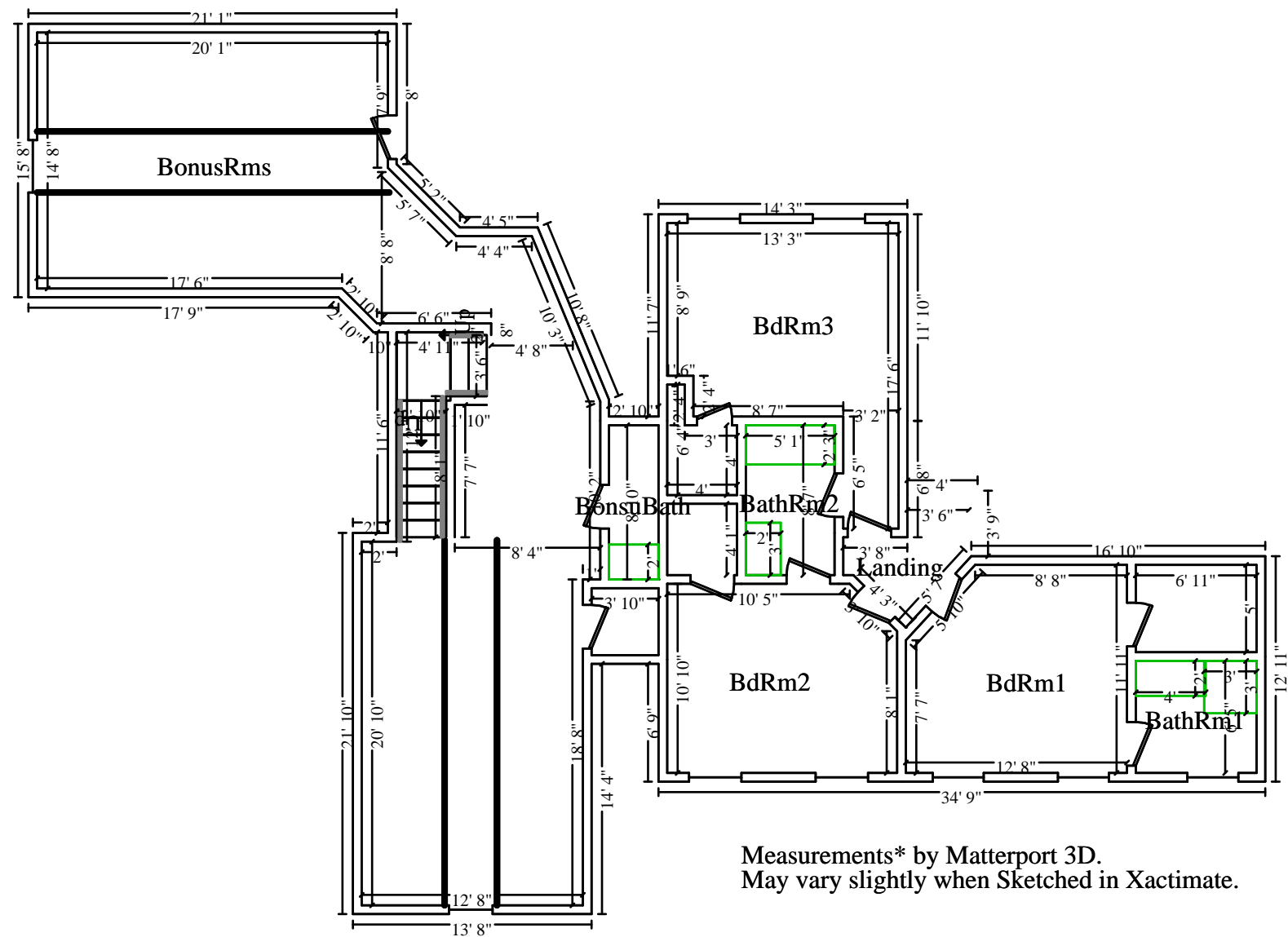
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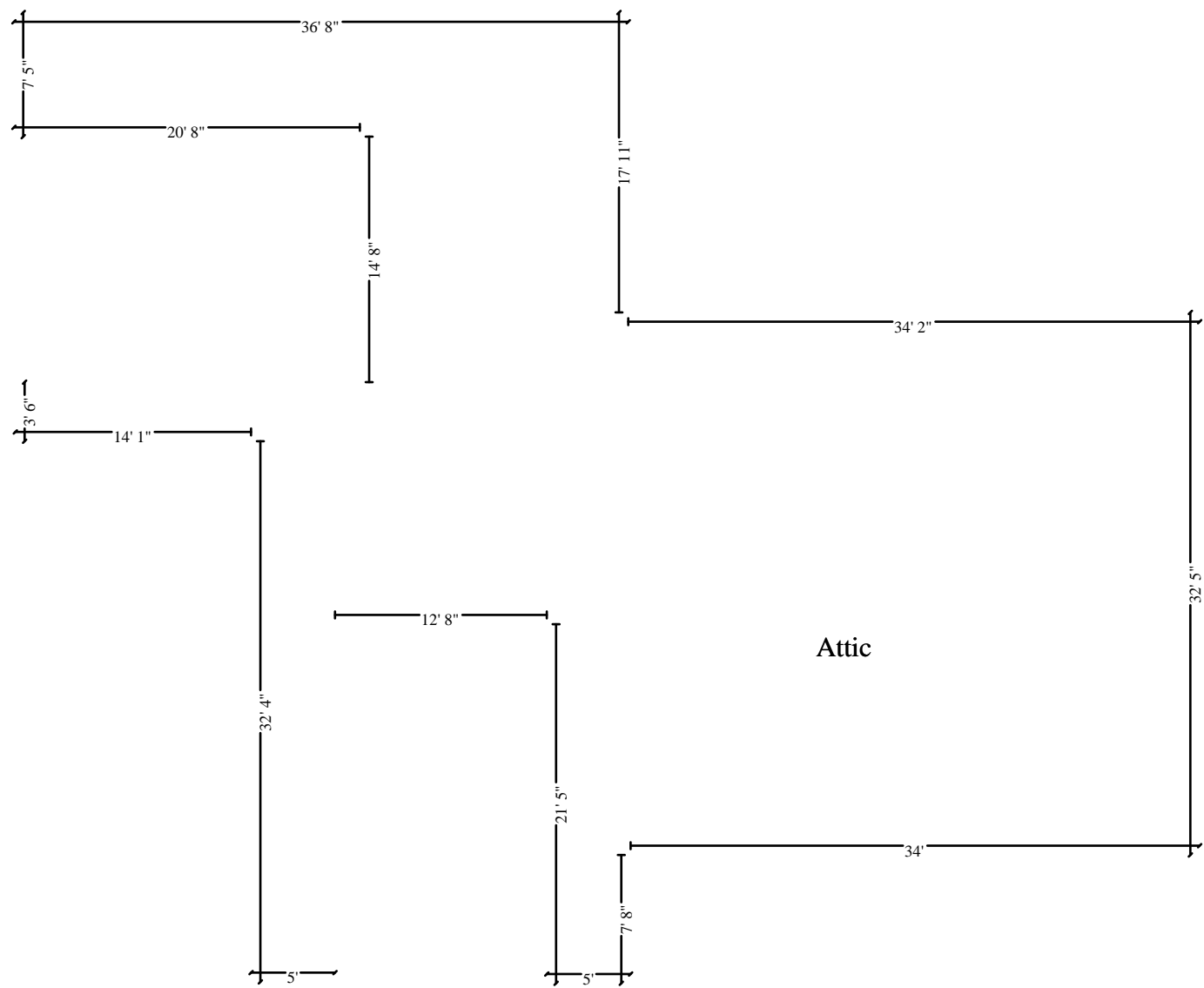
Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
APPLIANCES	815.86		815.86
CABINETRY	25,102.21	1,812.25	23,289.96
CLEANING	1,111.32		1,111.32
GENERAL DEMOLITION	29,033.26		29,033.26
DOORS	7,735.84	832.02	6,903.82
DRYWALL	19,257.75	186.69	19,071.06
ELECTRICAL	3,810.08	25.04	3,785.04
FLOOR COVERING - CARPET	8,872.08	2,903.63	5,968.45
FLOOR COVERING - CERAMIC TILE	12,397.13	415.65	11,981.48
FINISH CARPENTRY / TRIMWORK	3,613.86	28.52	3,585.34
FINISH HARDWARE	1,301.91	117.64	1,184.27
FRAMING & ROUGH CARPENTRY	16,193.33	176.83	16,016.50
HEAT, VENT & AIR CONDITIONING	11,388.96	555.34	10,833.62
INSULATION	5,967.98	151.54	5,816.44
LABOR ONLY	17.85		17.85
LIGHT FIXTURES	255.64		255.64
MASONRY	20,586.20	119.79	20,466.41
PLUMBING	2,938.29	21.49	2,916.80
PAINTING	47,738.46	2,416.77	45,321.69
ROOFING	32,743.99	1,967.19	30,776.80
SCAFFOLDING	5,137.86		5,137.86
SIDING	2,342.52	39.20	2,303.32
SOFFIT, FASCIA, & GUTTER	10,373.23	523.45	9,849.78
STAIRS	1,174.89	41.95	1,132.94
TEMPORARY REPAIRS	1,753.65		1,753.65
WINDOW TREATMENT	1,226.32	91.46	1,134.86
WINDOWS - VINYL	6,120.02	571.26	5,548.76
O&P Items Subtotal	279,010.49	12,997.71	266,012.78
Non-O&P Items	RCV	Deprec.	ACV
USER DEFINED ITEMS	166,236.00		166,236.00
Non-O&P Items Subtotal	166,236.00	0.00	166,236.00
O&P Items Subtotal	279,010.49	12,997.71	266,012.78
Material Sales Tax	11,833.38		11,833.38
Overhead	29,084.84		29,084.84
Profit	29,084.84		29,084.84
Total	515,249.55	12,997.71	502,251.84





Measurements* by Matterport 3D.
May vary slightly when Sketched in Xactimate.





DARRELL DUANE SMITH

**BOVINI CONSULTANTS, LLC
PROPERTY LOSS CONSULTANT
CURRICULUM VITAE**

2230 VZ County Road, Ben Wheeler, TX 75754
C: (903) 216-0089
E: duane@boviniconsultants.com

SKILLS

Dispute Resolution
Certified Appraiser & Umpire
Xactimate Level 1,2 & 3
Scoping & Estimating
Roof Sketch
Advanced Computer Skills
Complex Roof Insurance Claims
Over twenty years of Residential and
Commercial Construction experience
Assessment of Hail-Damaged Roofing
Catastrophe Claims Handling and
Management

EXPERIENCE

Residential and Commercial Property
2022- Present FKS Insurance Services, Independent Senior
Complex Claims Adjuster
2016-Present Allied American, Independent Senior Complex
Claims Adjuster
2016-Present, Senior Public Insurance Adjuster
2014-Present Brush County Claims, Independent Senior
Complex Claims Adjuster
2013-2014 Providence Engineering, Independent General
Commercial Adjuster/Consultant
2005-2014 GAB Robins Independent General Adjuster
Commercial, Farm and Ranch Property, Worldwide/Global
2005-Present Inside Adjusters, LLC Independent File
Examiner, Residential and Commercial Property
2009-2011 Liberty Mutual, Inside File Examiner Commercial
Property, Large Loss Commercial Property
2007-2009 Mills Mehr & Associates, Independent Senior
Complex Claims Commercial Adjuster

EDUCATION

Carlisle High School Graduate – Class of 1985
Texas A&M Training Course – Real Estate – Oil & Gas Land Man
Certified
TX All Lines Insurance Adjuster – Licensed 2006 License
#1366560 TX Public Adjuster License – Licensed 2016 License
#2064081 LA Public Adjuster License – Licensed 2020 License
#504884
LA Appraiser

ASSOCIATIONS/CERTIFICATIONS

P.L.A.N. (CPLA) (CPLU) Certified Appraiser & Umpire
IAUA (CPAU) Certified Appraiser & Umpire
Xactimate Certified Level I, Level II and Level III
OSHA 10 Certified
AFIS Certified - Agribusiness & Farm Business Specialist
Liberty Mutual Commercial Certified
Allstate Wind & Hail Certified
State Farm Wind & Hail Certified
American Family Wind & Hail Certified
Florida Citizens Certified
TWIA Certified
HAAG Certified

EXPERT TESTIMONY EXPERIENCE/DEPOSITIONS/TRIAL

02/28/2023 Pollard Memorial United Methodist Church v. Church Mutual Insurance Company, Civil Action No. 6:22-cv-00158-JCB Deposition

02/08/2023 Gardenbure, LLC v. Century Surety Company, Civil Action No. 6:21-cv-00873-ADA-DTG Deposition

11/04/2022 NP Rodeo Holdings, LLC dba Luna Lodge v. Nautilus Insurance Company, Civil Action No. 3:21-cv-1901-G Deposition

9/29/2022 Mineola First Baptist Church v. Church Mutual Insurance Company, Civil Action No. 6:20-cv- 00403-JCB Deposition

8/17/2022 Vernon Humphries and Rebecca Humphries v. State Farm Lloyds, Civil Action No. 3:20-cv- 01136-X, US District Court for the Northern District of Texas Dallas Division. Expert witness for plaintiff in tornado evaluation that allegedly caused damage to the roof, structure, exterior, property, and that resulted in water ingress to the interior.

5/17/2022 Hilltop Church of the Nazarene v. Church Mutual Insurance Company, Civil Action No. 6:21- cv-00322-JCB Deposition

3/7/2022 ABC Carr Enterprises v. Union Standard Insurance Company, Civil Action No. 6:21-cv-00129- JCB Deposition

3/03/2022 Beta Tele page v. State Auto Insurance Companies, Civil Action No. 6:21-cv-00127-JCB Deposition

11/02/2021 Aspen Specialty Insurance Company v. Yin Investments USA, Civil Action No. 6:20-cv- 00153, US District Court for the Eastern District of Texas Tyler Division. Public Adjuster for defendant in hail and wind evaluation that allegedly caused damage to the roof, exterior, property, and that resulted in water ingress to the interior- Trial 11/2/21 to 11/3/21.

12/15/2021 Robert Tom Buck v. Columbia Mutual Insurance Company, Cause No. DC-20-18234 Deposition

9/03/2021 Nasrin Jajou v. Safeco Insurance Company of Indiana, Civil Action No. SA-20-CV-839-XR Deposition

3/02/2021 Vernon Humphries and Rebecca Humphries v. State Farm Lloyds, Civil Action No. 3:20-cv- 01136-X, Deposition